

Key: 10200

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.434

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARNES FREDERICK J JR TR C/O CARNES FREDERICK J JR 1 FREEMAN CIRCLE HUDSON, MA 01749				47.1-56-0				62 SPRUCE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARNES FREDERICK J JR				07/14/2023	F	100	35888-61				
CARNES FREDERICK J JR TR				10/18/1993	A	1	8835-326				
CARNES FREDERICK J JR &				10/18/1993	A	1	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07282	05/25/2007	3	ALT/RENO	3,000	06/20/2007	TL	100	100
05465	07/11/2005	3	ALT/RENO	2,500	02/27/2007	TL	100	100
04568	07/26/2004	3	ALT/RENO	11,593	03/25/2005	TL	100	100
910536	11/08/1991	3	ALT/RENO	4,500	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,200	11	1.00	100	1.00	100	1.00	659,960	4.23	A	1.00	HCG	2.80			461,790

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	6/18; Waterview exists - LPI to HCG-Hens Cove waterview			LAND	461,800	408,700
Infl1	AVG		BUILDING	275,200	243,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	737,000	652,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2018	BC
MODEL	1		RESIDENTIAL	LIST	2/23/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/23/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$199	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOOR COVER	1	HARDWOOD	1.02
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	1	FORCED AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	240		75.11	18,026
+	BAS	L	BASE AREA	1,152	1956	221.03	254,626
B	USF	L	UPPER STORY FIN	672	1956	125.20	84,132
C	WDK	N	WOOD DECK	40		72.97	2,919
	FIX	O	XTRA FIXTURES	1		2,452.50	2,453

TOTAL RCN	362,156	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE 1995 / 27			
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			\$275,200

