Key: 1106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,114

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KARAS MATTHEW R & KAYLEE M KARAS 7 SIR OLIVER WAY BOURNE, MA 02532	6.0-186-0	7 SIR OLIVER WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KARAS MATTHEW R &	05/07/2021	QS	441,000	34088-209
MANLEY NANCY TRS	07/30/2019	F		32187-24
MANLEY MICHEAL ETUX NANCY	06/11/2008	F	1	22974-21

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	%
		12	CYCLICAL		02/27/2018	TL	100	100
930547	10/22/1993	1	NEW CONSTRUC	29,900	11/18/1994	JS	100	100

LAND

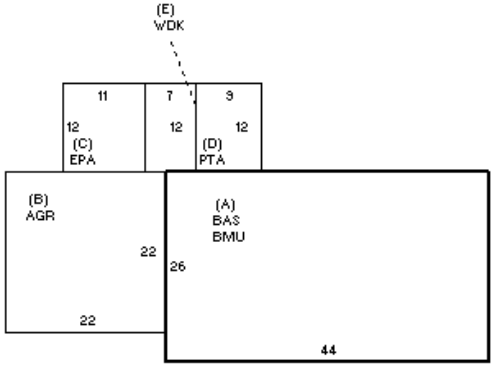
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,473	3 1.00	100 1.00	100 1.00	212,130	2.01	A 1.00	R05 0.90			161,520

TOTAL	16,466 SF	ZONING	2	FRNT	145

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	161,500	158,800
BUILDING	278,300	249,300
DETACHED	0	0
OTHER	0	0
TOTAL	**439,800**	**408,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/27/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/27/2018	TL
LIST	2/27/2018	EST
REVIEW	2/27/2018	TL

YEAR BLT	1993	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$293	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		37.75	43,189
A	BAS	L	BASE AREA	1,144	1993	198.74	227,361
B	AGR	N	ATT GARAGE	484		63.99	30,970
C	EPA	N	ENCLOSED PORCH	132		85.18	11,243
D	PTA	N	PATIO	108		14.79	1,598
E	WDK	N	WOOD DECK	84		45.55	3,827
	F11	O	FPL 1S 1OP	1		8,301.00	8,301
	FIX	O	XTRA FIXTURES	4		2,204.68	8,819

TOTAL RCN	335,307

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$278,300