

Key: 11262

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.573

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CARCHIDI MICHAEL P & REBECCA A CARCHIDI PO BOX 608 CATAUMET, MA 02534				54.0-76-0				8 WHIMBREL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARCHIDI MICHAEL P & CARCHIDI CRAIG E ETUX				08/11/2005	QS	535,000	20148-15				
JOHANSSON GEORGE				03/01/2002	QS	221,450	14877-250				
				06/22/2000	QS	178,000	13087-28				

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	%
11262	11/30/2012	15	INSULATE/WEA	1,600			100	100
12850	11/30/2012	15	INSULATE/WEA	1,600			100	100
02668	10/07/2002	2	ADDITIONS	80,000	02/24/2004	TL	100	100
970112	03/19/1997	3	ALT/RENO	5,900	05/20/1998	JS	100	100
960007	01/09/1996	3	ALT/RENO	1,500	10/01/1997	PAM	100	100

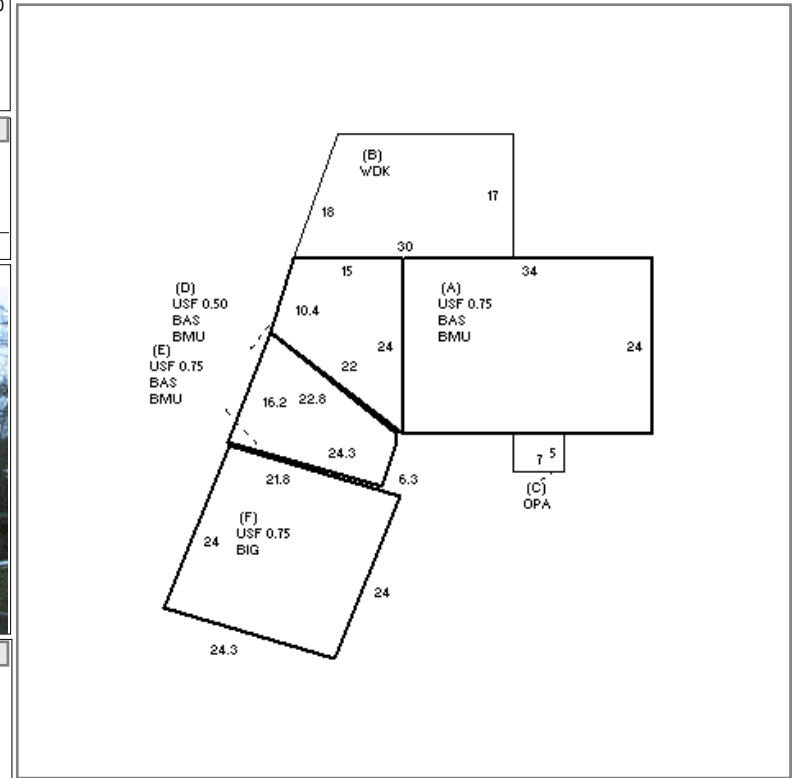
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	19,930	14	1.00	100	1.00	100	1.00	294,625	1.71	A	1.00	R06	1.25	231,130
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25	4,080

TOTAL	19,950 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE			LAND	235,200	208,200
Infl1	AVG		BUILDING	569,800	504,200			
N_Index	AVG		OTHER	0	0			
						TOTAL	805,000	712,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2005	TL
MODEL	1		RESIDENTIAL	LIST	3/18/2005	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/29/2018	KT
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,737	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	1.140

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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,357		38.24	51,891
A	BAS	L	BASE AREA	816	1977	225.01	183,611
A	USF	L	UPPER STORY FIN	612	1977	124.45	76,163
B	WDK	N	WOOD DECK	459		25.57	11,735
C	OPA	N	OPEN PORCH	35		97.54	3,414
+	BAS	L	BASE AREA	541	2003	225.01	121,733
+	USF	L	UPPER STORY FIN	768	2003	124.45	95,577
F	BIG	N	BUILT-IN GARAGE	580		93.85	54,434
BGF	N	N	BSMT GOOD FINIS	408		67.43	27,512
F22	O	O	FPL 2S 2OP	1		11,037.50	11,038
FIX	O	O	XTRA FIXTURES	7		2,549.10	17,844

TOTAL RCN	654,950
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$569,800