

Key: 1778

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.791

LEGALS

LAND

DETACHED

BUILDING

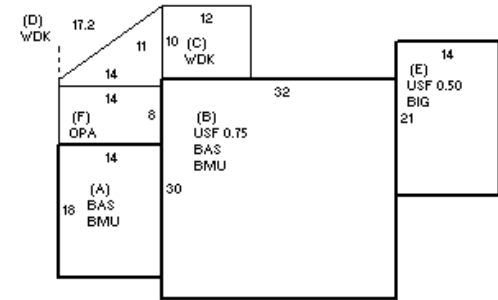
CURRENT OWNER				PARCEL ID				LOCATION			
WORCESTER REALTY DEVELOPMENT C/O DE OLIVEIRA DEIWSON CARVAL 7 YEARLING RUN RD BUZZARDS BAY, MA 02532				10.0-162-0				7 YEARLING RUN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DE OLIVEIRA DEIWSON CARVA				11/17/2023	QS	625,000	36093-187				
WORCESTER REALTY DEVELOPM				09/29/2022	H	502,500	35396-78				
CWALINA SCOTT				10/13/2009	F	1	24089-263				

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	%
EXB-23-193	04/13/2023	3	ALT/RENO		05/15/2023	TL	100	100
09412	09/02/2009	3	ALT/RENO	2,999	07/24/2014	TL	100	100
970151	04/10/1997	1	NEW CONSTRUC	85,000	01/02/1998	JC	100	100
950637	12/12/1995	1	NEW CONSTRUC	165,000	01/06/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,946 3		1.00	1.00	188,560	0.98	A	1.00	R03	0.80	174,300

TOTAL	40,946 SF	ZONING	2	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	174,300	154,300			
Infl1	AVG		BUILDING	419,300	362,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				593,600	516,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/14/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/15/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1996	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	524,119	
NET AREA	2,079	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,212		38.43	46,578	CONDITION ELEM	CD	
\$NLA(RCN)	\$252	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,212	1996	226.14	274,081	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	867	1996	129.50	112,278	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	204		31.15	6,355	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	294		106.52	31,316	BATHS	A		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	112		82.54	9,245	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	2		10,597.10	21,194	ELECT	A			
FIXTURES	11	1.00	FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	6		2,561.95	15,372					
GARAGE CAPACITY	1	1.00	USE	0		1.00	GFP	O	GAS FIREPLACE	1		7,699.10	7,699					
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1999 / 23	
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$419,300	