

Key: 2295

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.309

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CURRENT OWNER				PARCEL ID				LOCATION			
TUCKER DENNIS W & KRISTEN L TUCKER PO BOX 604 CARVER, MA 02330				12.3-90-0				75 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TUCKER DENNIS W & RUTLEDGE JEAN PAUL TRS				09/25/2020	QS	517,000	33296-195				
LUNEDEI GASPARE F				01/04/2019	O	237,500	31765-269				
				11/20/2015	F	10	29284-283				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,500	2	1.00	100	1.00	100	1.00	1.00	R06	0.90	172,860

TOTAL	24,481 SF	ZONING	1	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE 184' other frontage	LAND		172,900	153,000		
Infl1	AVG		BUILDING		526,500	465,900		
N_Index	AVG		DETACHED		1,900	1,800		
			OTHER		0	0		
TOTAL				701,300	620,700			

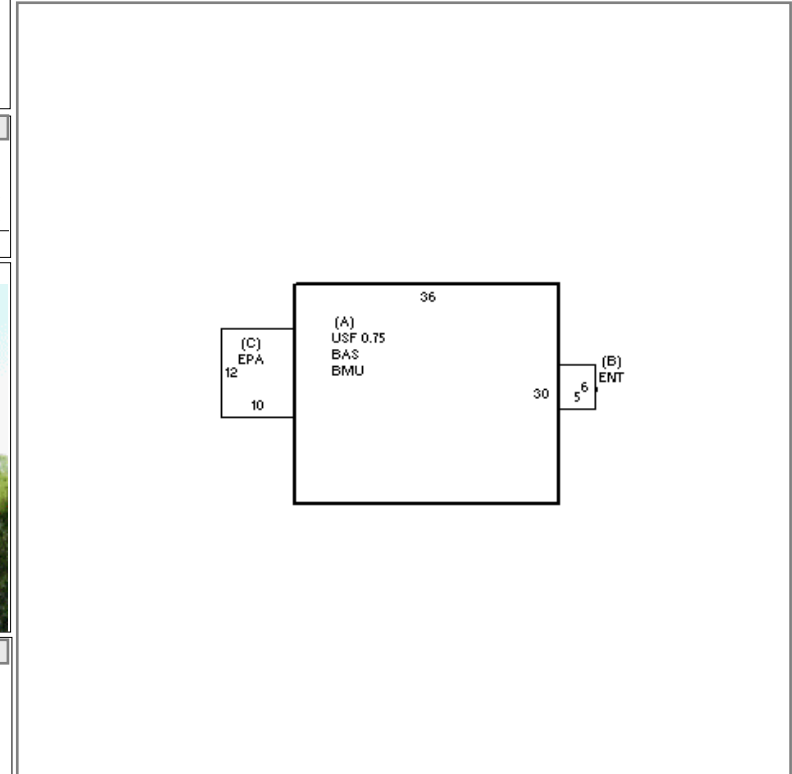
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 16	2020	128	16.42	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2019	TL
MODEL	1		RESIDENTIAL	LIST	10/8/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/18/2021	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
SR-20-34	10/12/2020	3	ALT/RENO		05/18/2021	RP	100 100
EXB-20-339	10/07/2020	4	DETACH.STRUC	3,000	03/28/2022	TL	100 100
19312	04/22/2019	6	FENCE	5,300			100 100
10397	07/06/2010	3	ALT/RENO	45,000			100 100
		3	ALT/RENO	4,100	11/10/2010		100 100



YEAR BLT	1955	SIZE ADJ	1.010
NET AREA	1,890	DETAIL ADJ	1.000
\$NLA(RCN)	\$284	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	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	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,080		54.19	58,530
A	BAS	L	BASE AREA	1,080	1955	285.30	308,127
A	USF	L	UPPER STORY FIN	810	1955	159.99	129,594
B	ENT	N	ENCLOSED ENTRY	30		125.63	3,769
C	EPA	N	ENCLOSED PORCH	120		122.27	14,672
	F21	O	FPL 2S 1OP	1		13,092.10	13,092
	FIX	O	XTRA FIXTURES	3		3,165.13	9,495

TOTAL RCN	537,279
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$526,500