Key: 2730

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,757

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARVALHO DANIEL JR 550 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532	14.0-60-0	550 HEAD OF THE BAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARVALHO DANIEL JR	05/01/2006	H		20961-118
CARVALHO DANIEL JR AND	12/17/1998	QS	125,000	11923-19

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	%
980056	02/12/1998	3	ALT/RENO	10,000	01/27/1999	JS	100	100

LAND

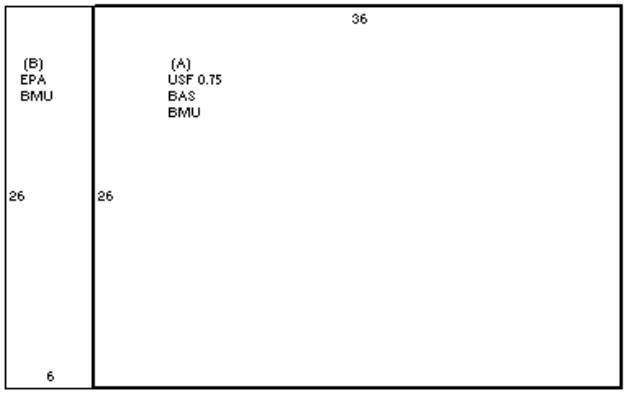
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,960	4 1.00	100 1.00	100 1.00	188,560	1.24	A 1.00	R01 0.80			160,500

TOTAL	29,969 SF	ZONING	2	FRNT	125

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	160,500	142,100
BUILDING	296,300	265,500
DETACHED	0	0
OTHER	0	0
TOTAL	**456,800**	**407,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/19/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2022	SL
LIST	7/20/2022	EST
REVIEW	7/25/2022	RP

YEAR BLT	1988	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
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
+	BMU	N	BSMT UNFINISHED	1,092		39.41	43,034
A	BAS	L	BASE AREA	936	1988	214.31	200,592
A	USF	L	UPPER STORY FIN	702	1988	117.51	82,491
B	EPA	N	ENCLOSED PORCH	156		79.75	12,441
	BMG	O	BSMT GARAGE	2		7,703.25	15,407
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	3		2,301.53	6,905

TOTAL RCN	370,388

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$296,300