

Key: 2807

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.845

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION	
TRICKETT MICHAEL D & CATHERINE CARONARA TRICKETT		15.0-7-0	295 HEAD OF THE BAY RD	
295 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532		TRANSFER HISTORY		
		DOS	T	SALE PRICE
		10/21/2020	QS	645,000
		12/21/2012	QS	347,050
		04/02/2012	D	90,000
				26211-227

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-155	04/18/2021	2	ADDITIONS	48,000	04/04/2022	TL	100 100
17029	01/09/2017	3	ALT/RENO	26,300	06/26/2018	TL	100 100
15572	07/09/2015	8	POOL	10,000	02/26/2016	SW	100 100
13589	09/09/2013	9	DECK	6,000	02/26/2016	SW	100 100
12179	03/22/2012	1	NEW CONSTRUC	185,000	10/09/2013	DB	100 100

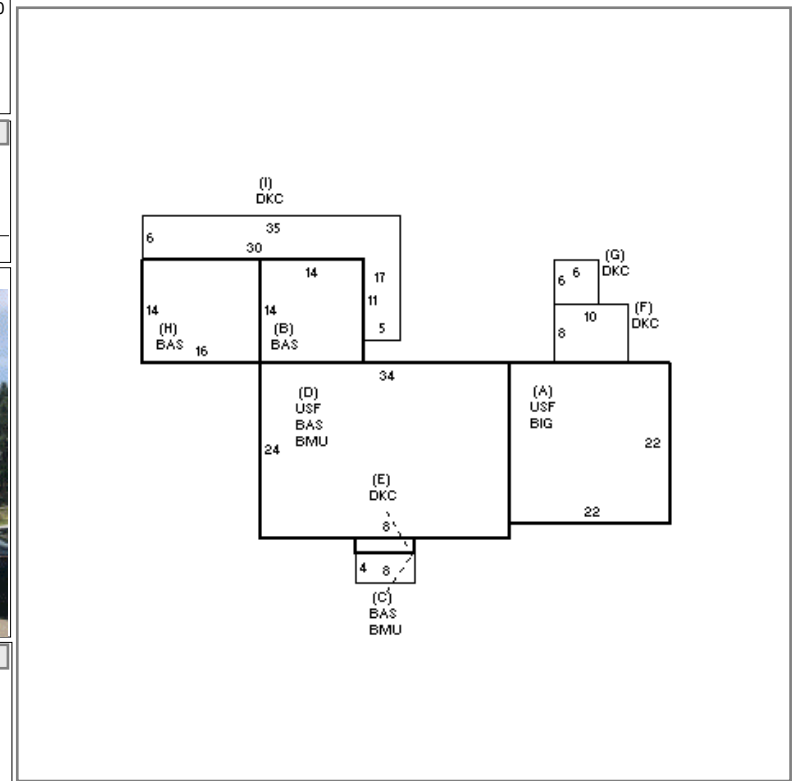
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	4	1.00	100	1.00	100	1.00	188,560	0.64	A	1.00
300	A	0.009	4	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00
											223,330	
											120	

TOTAL	1.846 Acres	ZONING	2	FRNT	340	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	223,500	197,800	
Infl1	AVG				BUILDING	589,500	527,000	
N_Index	AVG				DETACHED	29,400	27,400	
				OTHER	53,500	47,400		
				TOTAL	895,900	799,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	10 0.90		276	13.50	3,400
IPG	G	1.20	10 0.90	2015	800	30.87	22,200
PTD	G	1.20	10 0.90		1,000	4.23	3,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2020	RP
MODEL	1		RESIDENTIAL	LIST	4/4/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/4/2022	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	607,698
NET AREA	2,552	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	484		94.01	45,500	CONDITION ELEM	CD
\$NLA(RCN)	\$238	OVERALL	1.090	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	484	2017	124.66	60,335	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	196	2015	225.39	44,176	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	832		43.72	36,377	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	832	2012	225.39	187,525	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	816	2012	124.66	101,721	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	DKC	N	DECK-COMPOSITE	413		75.28	31,093	ELECT	A
				FUEL SOURCE	2	GAS	1.00	H	BAS	L	BASE AREA	224	2021	225.39	50,488		
				USE	0		1.00	FIX	O	XTRA FIXTURES	11		2,553.44	28,088			
								GFP	O	GAS FIREPLACE	1		7,673.60	7,674			
								JAC	O	JACUZZI	1		14,723.70	14,724			
																EFF.YR/AGE	2016 / 6
																COND	3 3 %
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$589,500

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12/18/2023 6:02 pm SEQ #: 2.846

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
TRICKETT MICHAEL D & CATHERINE CARBONARA TRICKETT 295 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532						15.0-7-0				295 HEAD OF THE BAY RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

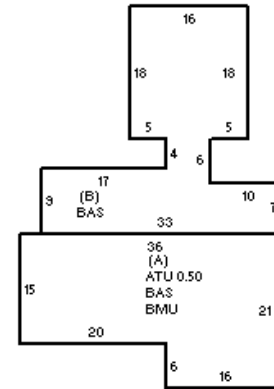
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	53,500	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/23/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/23/2020	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/23/2020	RP
QUALITY	M	0.75	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	1725	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	116,377	
NET AREA	1,225	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BMU	N	BSMT UNFINISHED	636		19.62	12,480	CONDITION ELEM	CD	
\$NLA(RCN)	\$95	OVERALL	0.560	EXT COVER	1	WOOD SHINGLE	1.02	A	ATU	N	ATTIC UNF	318		18.02	5,730	EXTERIOR	P	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,225	1725	80.14	98,168	INTERIOR	P
STORIES	1.5	1.00	ROOF COVER	2	WOOD SHINGLES	1.02	FLOOR COVER	2	SOFTWOOD	1.02	INT. FINISH	1	PLASTER	1.00	KITCHEN	P		
ROOMS	6	1.00	HEATING/COOLING	13	NONE	0.80	FUEL SOURCE	8	NONE	1.00	USE	0		1.00	BATHS	P		
BEDROOMS	2	1.00													HEAT	O		
BATHROOMS	1	1.00													ELECT			
FIXTURES	5	1.00																
GARAGE CAPACITY	0	1.00																
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	0	1.00																
																EFF.YR/AGE	1965 / 57	
																COND	54 54 %	
																FUNC	0	
																ECON	0	
																DEPR	54 % GD 46	
																RCNLD	\$53,500	