Key: 309

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 306

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARBONE GREGORY RAYMOND ETUX CAYLA HART CARBONE 54 CHARTWELL DR BUZZARDS BAY, MA 02532	3.0-184-0	54 CHARTWELL DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARBONE GREGORY RAYMOND E	10/25/2013	QS	330,000	27782-81
JOHNSON GARY W &	07/19/1993	D	98,690	08684-00124

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

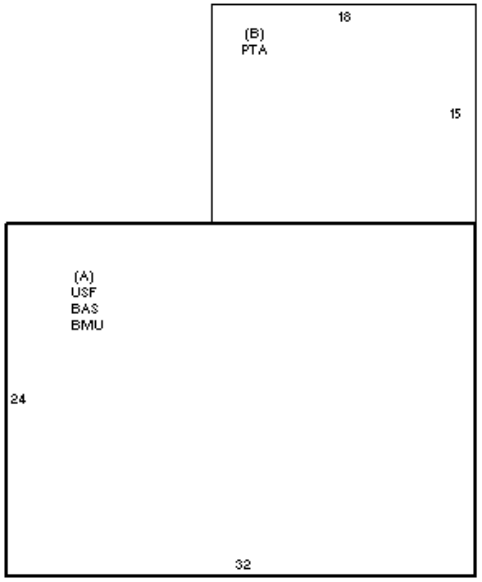
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04327	05/18/2004	6	FENCE	3,000	07/09/2004	TL	100	100
980112	03/16/1998	2	ADDITIONS	10,000	01/12/1999	JS	100	100
930453	08/24/1993	3	ALT/RENO	5,000	11/09/1993	JS	100	100
930208	05/12/1993	1	NEW CONSTRUC	24,000	11/09/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,061	3 1.00	100 1.00	100 1.00	212,130	1.71	A 1.00	R05 0.90			166,600

TOTAL	19,994 SF	ZONING	2	FRNT	115
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	166,600	163,800
BUILDING	281,000	248,300
DETACHED	13,200	24,300
OTHER	0	0
TOTAL	**460,800**	**436,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	24 X 32		768	34.27	13,200

PHOTO 10/20/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/20/2022	SL
LIST	10/20/2022	EST
REVIEW	10/20/2022	SL

YEAR BLT	1993	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.75	39,740
A	BAS	L	BASE AREA	768	1993	231.88	178,082
A	USF	L	UPPER STORY FIN	768	1993	122.23	93,873
B	PTA	N	PATIO	270		15.28	4,127
	FIX	O	XTRA FIXTURES	3		2,394.03	7,182

TOTAL RCN 323,004

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
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 $281,000