

Key: 3369

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.412

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CURRENT OWNER				PARCEL ID				LOCATION				
CARREIRO PAUL J 100 PURITAN ROAD BUZZARDS BAY, MA 02532				19.2-60-0				100 PURITAN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CARREIRO PAUL J				08/11/2000	N	78,000	(158670)					
HARLOW FARMS ESTATES LLC				02/07/2000	B	35,000	(156554)					
SORENTI BROS INC					XX		00133-0016					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,075 4	1.00	100	1.00	247,485	1.70	A	1.00	R05	1.05	194,380

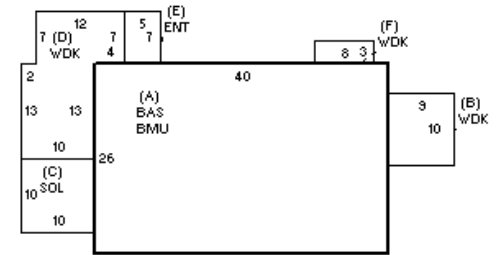
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-22-310	05/20/2022	3	ALT/RENO	3,300			100 100
EXB-22-107	02/28/2022	15	INSULATE/WEA	31,000			100 100
B-20-85	05/10/2020	9	DECK	2,000	04/25/2022		100 100
15415	06/05/2015	15	INSULATE/WEA	810			100 100
15440	06/05/2015	14	SOLAR	25,000			100 100

* -- Value totals adjusted by value credit.

TOTAL	20,075 SF	ZONING	1	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	97,200	86,000
Infl1	AVG					BUILDING	124,250	111,300
N_Index	AVG					DETACHED	15,750	14,950
						OTHER	0	0
						TOTAL	237,200	212,250

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TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD
PLH	A	1.00	10	0.90		96	37.63	3,300
IPG	A	1.00	10	0.90	2008	512	29.72	13,700
DGM	A	1.00	10	0.90	2009	480	23.98	10,400
PTD	A	1.00	10	0.90		800	3.53	2,500
WDK	A	1.00	10	0.90		96	18.30	1,600



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BUILDING	CD	ADJ	DESC	MEASURE	4/25/2022	TL
MODEL	1		RESIDENTIAL	LIST	4/25/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/25/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1999	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303.031		
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,040		35.90	37,337				
\$NLA(RCN)	\$291	OVERALL	0.970	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,040	1999	189.00	196,561				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	328		21.03	6,898				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	100		107.87	10,787				
				FLOOR COVER	1	HARDWOOD	1.02	E	ENT	N	ENCLOSED ENTRY	35		83.24	2,913				
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	676			43.14	29,161				
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	XTRA FIXTURES	4			2,096.60	8,386				
				FUEL SOURCE	2	GAS	1.00	HTB	O	HOT TUB	1			6,042.20	6,042				
				USE	0		1.00	KIT	O	EXTRA KITCHEN	1			4,945.40	4,945				
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT	A
																		ELECT	A
																		EFF.YR/AGE	2001 / 21
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$248,500