Key: 3424

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,464

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANERO CAROL A ETUX C/O MANERO CAROL & JOSEPH TRS 34 EMERSON RD CONCORD, MA 01742	19.2-114-0	20 QUAMHASSET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANERO CAROL & JOSEPH TRS	08/17/2023	F	100	35942-296
MANERO CAROL A ETUX	08/15/2006	A	240,000	21270-229
MANERO CAROL A &	11/15/2004	A	1	19240-198

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

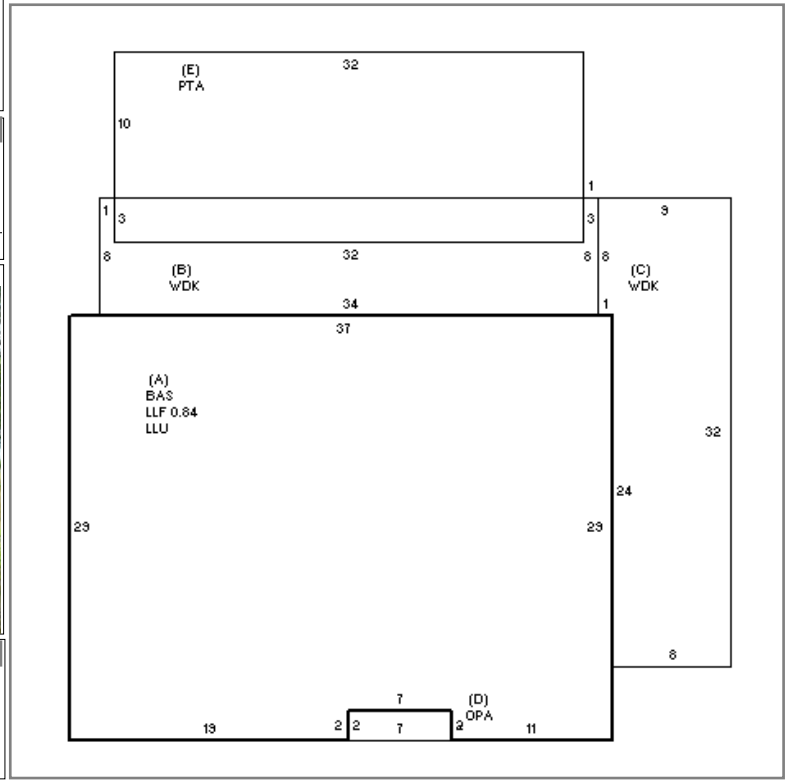
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
910011	01/07/1991	9	DECK	3,000	03/01/1992	HS	100	100
890603	10/05/1989	3	ALT/RENO	4,000	01/01/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,600	4 1.00	100 1.00	100 1.00	388,905	1.36	A 1.00	BEX 1.65			322,360

TOTAL	26,615 SF	ZONING	1	FRNT	72
Nbhd	BBAY	NOTE	Waterfront, small beach		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	322,400	285,300
BUILDING	253,500	224,400
DETACHED	0	0
OTHER	0	0
TOTAL	**575,900**	**509,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/28/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/10/2022	SL
LIST	8/10/2022	SL
REVIEW	8/10/2022	SL

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,949	DETAIL ADJ	1.000
$NLA(RCN)	$169	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	84	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	10	VERT BOARD	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,059		33.33	35,296
A	LLF	L	LOWER LEVEL FIN	890	1972	56.72	50,484
A	BAS	L	BASE AREA	1,059	1972	199.70	211,485
+	WDK	N	WOOD DECK	440		22.22	9,777
D	OPA	N	OPEN PORCH	14		98.90	1,385
E	PTA	N	PATIO	320		14.14	4,526
	F22	O	FPL 2S 2OP	1		9,592.60	9,593
	FIX	O	XTRA FIXTURES	3		2,215.50	6,647

TOTAL RCN	329,191
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$253,500