Key: 3467

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.509

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARREIRO ROBERT M &	19.3-20-0	25 STUDIO DR
AMANDA M CARREIRO		
25 STUDIO DR		
BUZZARDS BAY, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARREIRO ROBERT M &	07/28/2022	N	500,000	(230648)
ANAGNOSTON HAROLD	11/10/1986	QS	240,000	(108750)

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

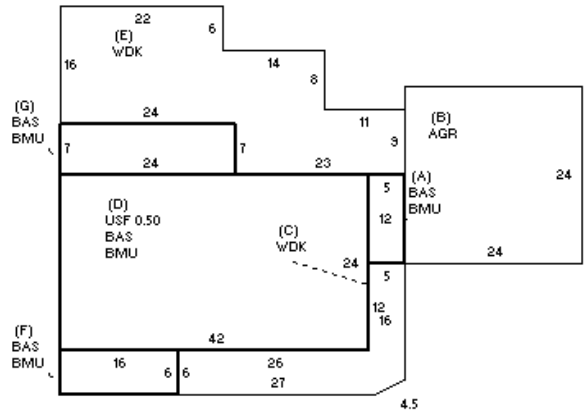
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-338	11/28/2023	9	DECK	75,000			0	0
EXB-22-614	09/15/2022	15	INSULATE/WEA	1,380			100	100
B-22-246	08/12/2022	10	WOODSTOVE	7,500			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,730	4 1.00	100 1.00	100 1.00	235,700	1.60	A 1.00	R03 1.00			187,730

TOTAL	21,736 SF	ZONING	1	FRNT	139
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	187,700	166,100
BUILDING	400,200	380,500
DETACHED	0	0
OTHER	0	0
TOTAL	**587,900**	**546,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/26/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/26/2022	TL
LIST	7/26/2022	EST
REVIEW	9/27/2023	RP

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,836	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	SOFTWOOD	1.02
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	1,332		38.62	51,445
+	BAS	L	BASE AREA	1,332	1985	227.26	302,716
B	AGR	N	ATT GARAGE	576		74.72	43,039
+	WDK	N	WOOD DECK	917		25.82	23,680
D	USF	L	UPPER STORY FIN	504	1985	133.03	67,046
	F11	O	FPL 1S 1OP	1		9,693.50	9,694
	FIX	O	XTRA FIXTURES	6		2,574.70	15,448

TOTAL RCN	513,069
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$400,200