

Key: 3907

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.971

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARLSON DIANNE E TRS DIANNE CARLSON LIVING TRUST 53 PURITAN RD BUZZARDS BAY, MA 02532				19.4-295-0				53 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARLSON DIANNE E TRS				02/14/2022	F	1	34905-94				
CARLSON DIANNE E TR				02/05/1999	QS	130,000	12046-226				
BACCHIOCCHI SUSAN A				02/05/1999	A	1	12046-222				

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	%
13698	10/09/2013	15	INSULATE/WEA	1,600			100	100
08271	06/04/2008	4	DETACH.STRUC		06/16/2009		100	100
05652	09/21/2005	3	ALT/RENO	6,065	05/01/2006	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,030 4		100	1.00	235,700	2.86	A	1.00	R03		170,930

TOTAL	11,021 SF	ZONING	1	FRNT	195	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	170,900	151,300			
Infl1	AVG		BUILDING	299,400	264,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>470,300</b>	<b>416,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/13/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/13/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	140		16.02	2,242
\$NLA(RCN)	\$210	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,008		40.88	41,208
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,008	1975	215.21	216,935
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	756	1975	121.90	92,157
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,875.80	9,876
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,387.57	7,163
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

(A) 14  
PTA

10

(B)  
USF 0.75  
BAS  
BMU

28

36

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				USE	0		1.00								

TOTAL RCN	369,581 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A
EFF.YR/AGE	2000 / 22		
COND	19 19 %		
FUNC	0		
ECON	0		
DEPR	19 % GD 81		
RCNLD	\$299,400		