

Key: 4744

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.837

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
CARRARA JOSEPH J & ADELAIDE M TR PRETTY GIRL TRUST 58 BOURNE NECK DR BUZZARDS BAY, MA 02532		23.3-32-0	58 BOURNE NECK DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CARRARA JOSEPH J & ADELAIDE		08/21/2013	F	1 27635-280		
CARRARA JOSEPH J & ADELAIDE		03/04/1992	F	1 07902-00195		

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-23-224	04/28/2023	15	INSULATE/WEA	3,915				
		3	ALT/RENO		10/25/2021	TL	100	100
15374	05/18/2015	3	ALT/RENO	800	06/11/2015		100	100
09203	05/27/2009	2	ADDITIONS	2,000	09/24/2013	TL	100	100
930415	08/20/1993	3	ALT/RENO	300	12/16/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,600	5	1.00	100	1.00	100	1.00	259,270	3.25	A	1.00	R07	1.10			185,560

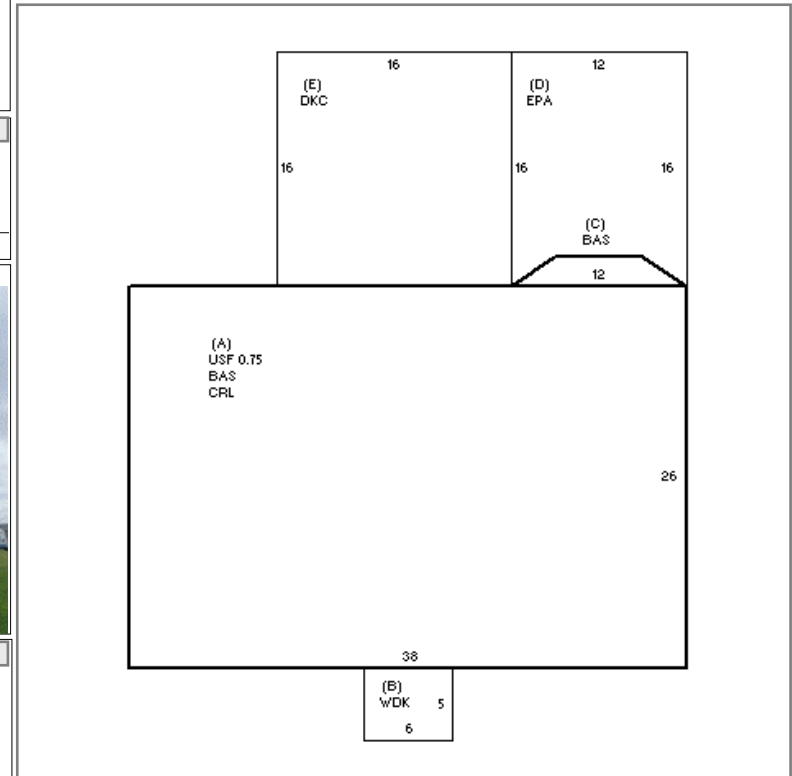
TOTAL	9,583 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	185,600	186,600			
Infl1	AVG		BUILDING	291,800	258,200			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	478,700	446,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	10 X 10	1985	100	16.90	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2021	TL
MODEL	1		RESIDENTIAL	LIST	10/25/2021	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,747	DETAIL ADJ	1.000
\$NLA(RCN)	\$214	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	988		22.40	22,135
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	741	1985	119.70	88,701
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	30		69.80	2,094
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,006	1985	211.34	212,604
FLOOR COVER	13	HARDWOOD-W/W	1.00	D	EPA	N	ENCLOSED PORCH	174		81.24	14,136
INT. FINISH	2	DRYWALL	1.00	E	DKC	N	DECK-COMPOSITE	256		69.12	17,696
HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		9,697.80	9,698
FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	3		2,344.57	7,034
USE	0		1.00								

TOTAL RCN	374,096
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	\$291,800