

Key: 4938

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.063

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CURRENT OWNER								PARCEL ID				LOCATION			
CARBONE FREDERICK & IRENE 223 MAIN STREET BOURNE, MA 02532								24.1-29-0				6 EVERETT RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
CARBONE FREDERICK & IRENE								11/02/2017	QS	500,000	30873-56				
WEEKS PAUL C								05/16/2003	F	117,159	16930-54				
WEEKS PAUL C &								03/30/2001	N	125,000	13684-254				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	24,394 4	1.00	100	1.00	294,625	1.45	A	1.00	CGD	1.25	239,880			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15427	06/05/2015	3	ALT/RENO	600	03/19/2018	TL	100	100
11183	04/19/2011	3	ALT/RENO	800	05/09/2011		100	100
06621	10/02/2006	3	ALT/RENO	1,500	09/17/2008	DB	100	100
01372	06/27/2001	3	ALT/RENO	1,000	01/11/2002	TL	100	100
940513	10/21/1994	3	ALT/RENO	5,500	04/06/1995	JS	100	100

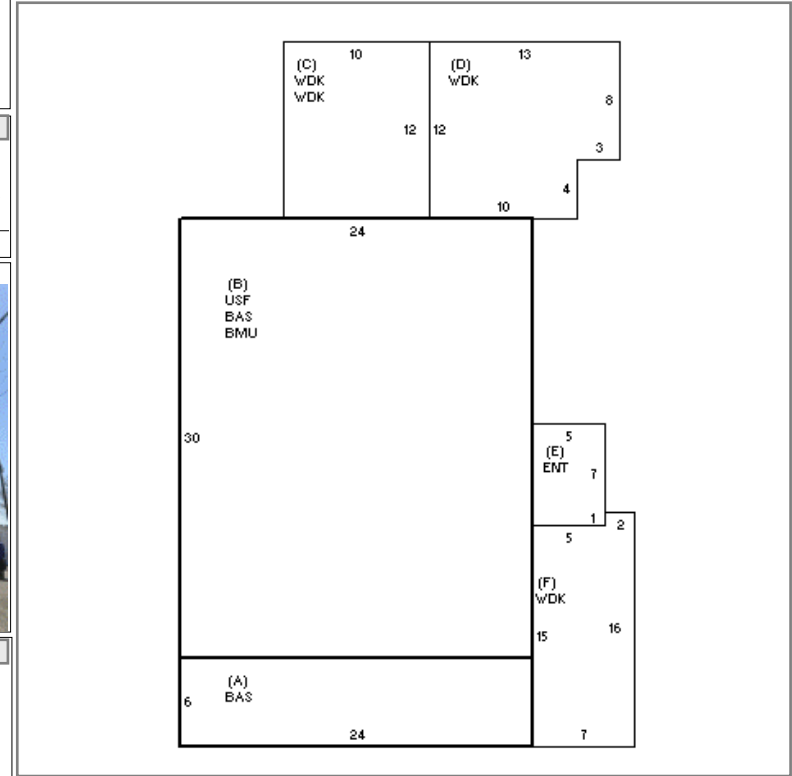
TOTAL	24,394 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	239,900	212,300
Infl1	AVG		LAND	271,900	240,600			
N_Index	AVG		DETACHED	9,100	8,800			
			OTHER	126,700	112,200			
					TOTAL	647,600	573,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 12 X 20		240	46.93	8,400
SHF	A	1.00	A 0.75 8 X 8			0.00	
PTD	G	1.20	10 0.90 12 X 12 EST		144	5.64	700



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/19/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/19/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,584	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	864	1925	212.30	183,431
B	BMU	N	BSMT UNFINISHED	720		49.28	35,482
B	USF	L	UPPER STORY FIN	720	1925	116.41	83,815
+	WDK	N	WOOD DECK	491		22.87	11,229
E	ENT	N	ENCLOSED ENTRY	35		90.51	3,168
	FIX	O	XTRA FIXTURES	4		2,279.85	9,119
	KIT	O	EXTRA KITCHEN	1		5,377.60	5,378

TOTAL RCN	331,622
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$271,900

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
CARBONE FREDERICK & IRENE 223 MAIN STREET BOURNE, MA 02532		24.1-29-0	6 EVERETT RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

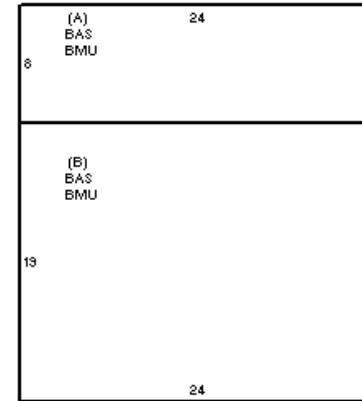
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	126,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/20/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/19/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/19/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	158,425
NET AREA	648	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	648		44.60	28,903		
\$NLA(RCN)	\$244	OVERALL	0.950	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	648	1940	199.88	129,521		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS		3	1.00	FLOOR COVER	53	VINYL-W/W	1.00										
BEDROOMS		1	1.00	INT. FINISH	5	OTHER	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	7	FL/WALL UNIT	0.98										
FIXTURES		5	1.00	FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY		0	1.00	USE	0		1.00										
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														

TOTAL RCN		158,425
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$126,700	