

Key: 4940

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.066

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION					
CARPENITO FRANK & C/O 50 SUNSET LLC				24.1-31-0				50 SUNSET LN					
c/o DANIEL WENZEL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
22 MIRASOL DR				50 SUNSET LLC				06/01/2023	U	740,000	35818-69		
BOURNE, MA 02532				CARPENITO FRANK &				05/06/2015	F	28849-93			
				CARPENITO FRANK &				11/18/2014	F	28517-7			

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	%
19657	07/25/2019	3	ALT/RENO	4,521			100	100
18169	03/05/2018	15	INSULATE/WEA	5,235			100	100
09455	09/25/2009	3	ALT/RENO	4,850	05/06/2010		100	100


LAND

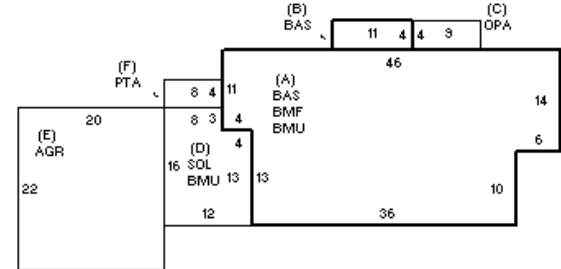
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	38,400	4	1.00	100	1.00	100	1.00	589,250	1.03	A	1.00	CEX	2.50			534,720

DETACHED

TOTAL	38,420 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	534,700	473,200			
Infl1	AVG		BUILDING	300,600	264,400			
N_Index	AVG		DETACHED	3,000	4,200			
			OTHER	0	0			
			TOTAL	838,300	741,800			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/22/2008
SHF	A	1.00	50 0.50		160	15.95	1,300		
GHD	A	1.00	50 0.50		128	26.54	1,700		



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/15/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/21/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1956	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	366,618
NET AREA	1,036	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,172		39.23	45,981	CONDITION ELEM	CD
\$NLA(RCN)	\$354	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	992		37.34	37,044	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,036	1956	206.54	213,972	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	36		87.66	3,156	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	D	SOL	N	SOLARIUM	180		103.12	18,561	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	440		66.50	29,258	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	PTA	N	PATIO	32		16.54	529	ELECT	A
				FUEL SOURCE	3	ELECTRIC	1.00		F12	O	FPL 1S 2OP	2		9,058.55	18,117		
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	1	1.00											
				ROOMS	5	1.00											
				BEDROOMS	2	1.00											
				BATHROOMS	1	1.00											
				FIXTURES	5	1.00											
				GARAGE CAPACITY	2	1.00											
				% BSMT FINISH	0	1.00											
				# OF HALF BATHS	1	1.00											
				# OF UNITS	0	1.00											
																EFF.YR/AGE	2001 / 21
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$300,600