Key: 508

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 505

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARVEN JOHN B III C/O CARVEN JOHN B III TRS 20 WAMPANOAG RD SAGAMORE BEACH, MA 02562	4.1-105-0	20 WAMPANOAG RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARVEN JOHN B III TRS	10/27/2023	F	1	36057-259
CARVEN JOHN B III	10/27/2023	F	1	36057-255
CARVEN JOHN B III	02/12/2013	F	100	27119-290

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

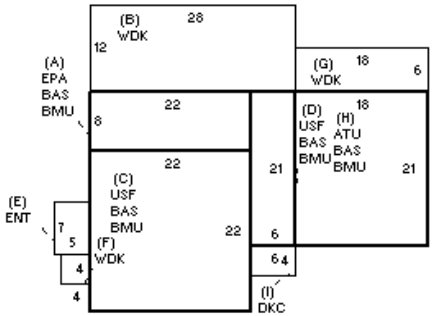
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-209	04/11/2022	6	FENCE	15,000			100	100
13871	12/12/2013	2	ADDITIONS	156,500	09/04/2014	TL	100	100
920469	08/31/1992	3	ALT/RENO	10,000	02/08/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	1 1.00	100 1.00	100 1.00	294,625	2.66	A 1.00	R05 1.25			215,570

TOTAL	11,979 SF	ZONING	1	FRNT	120
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	215,600	190,800
BUILDING	361,900	320,200
DETACHED	0	0
OTHER	0	0
TOTAL	**577,500**	**511,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/05/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2022	NMP
LIST	9/4/2014	TL
REVIEW	3/29/2016	TL

YEAR BLT	1904	SIZE ADJ	1.010
NET AREA	1,774	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	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
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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,164		39.41	45,870
+	BAS	L	BASE AREA	660	1904	207.46	136,923
A	EPA	N	ENCLOSED PORCH	176		79.75	14,036
+	WDK	N	WOOD DECK	460		23.08	10,619
C	USF	L	UPPER STORY FIN	484	1904	117.51	56,874
+	BAS	L	BASE AREA	504	2013	207.46	104,559
D	USF	L	UPPER STORY FIN	126	2013	117.50	14,806
E	ENT	N	ENCLOSED ENTRY	35		91.37	3,198
H	ATU	N	ATTIC UNF	378		45.68	17,265
I	DKC	N	DECK-COMPOSITE	24		67.86	1,629
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	6		2,301.53	13,809
	GFP	O	GAS FIREPLACE	1		6,916.50	6,917

TOTAL RCN	436,024

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$361,900