

Key: 6282

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.439

LEGAL

LAND

DETACHED

BUILDING

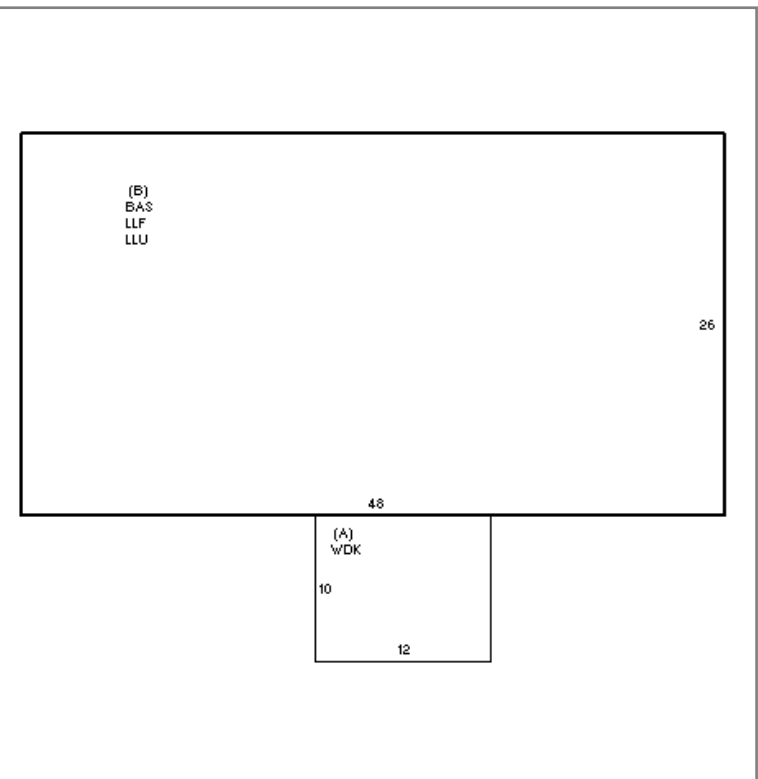
CURRENT OWNER				PARCEL ID				LOCATION			
WHITE ROBERT M 43 CENTER ST BRIDGEWATER, MA 02324				30.2-179-0				15 CARLTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITE ROBERT M				02/13/2009	QS	230,000	23448-24				
STEFANELLI ANTHONY &				04/02/2001	F	13689-126	1				
STEFANELLI ANTHONY					XX	03525-0213					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07600	10/01/2007	3	ALT/RENO	13,400	06/30/2008	DB	100	100
910227	05/21/1991	2	ADDITIONS	27,500	03/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,600	9	1.00	100	1.00	100	1.00	247,485	2.23	A	1.00	R05	1.05			185,360

TOTAL	14,593 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	RENTAL	LAND	185,400	164,100		
Infl1	AVG		BUILDING	237,500	210,200			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
				TOTAL	424,500	375,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 16		128	16.42	1,600



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2014	JB
MODEL	1		RESIDENTIAL	LIST	3/27/2014	EST
STYLE	13	0.85	CONVERSION [100%]	REVIEW	3/4/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	1.005
NET AREA	2,496	DETAIL ADJ	1.000
\$NLA(RCN)	\$124	OVERALL	0.850
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		33.76	4,051
B	LLU	N	LOWER LEVEL UNF	1,248		26.57	33,161
B	LLF	L	LOWER LEVEL FIN	1,248	1976	45.22	56,436
B	BAS	L	BASE AREA	1,248	1976	160.58	200,408
	FIX	O	XTRA FIXTURES	6		1,819.27	10,916
	MST	O	MAS/METAL STACK	1		3,409.30	3,409

TOTAL RCN	308,381
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$237,500