Key: 6286

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,443

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON CAROL E TRS CAROL E JOHNSON REV TRUST PO BOX 243 MONUMENT BEACH, MA 02553	30.2-181-0	7 CARLTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON CAROL E TRS	03/11/2020	F	10	32749-129
JOHNSON CAROL E	09/17/2012	F	100	26677-112
JOHNSON CAROL E TR	08/23/2010	F	100	24769-81/3

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	%
		3	ALT/RENO		11/29/2022	SL	100	100
EXB-22-414	07/06/2022	15	INSULATE/WEA	4,619			100	100
05314	05/16/2005	3	ALT/RENO	2,000	12/01/2005	TL	100	100

LAND

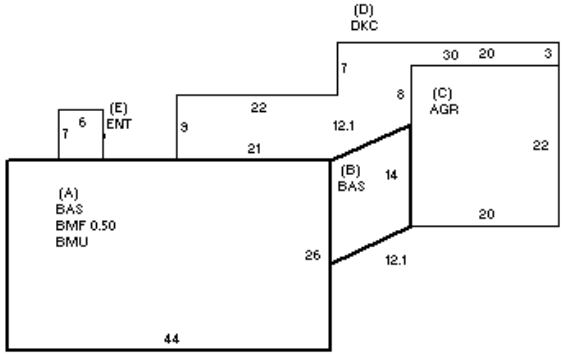
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,369	9 1.00	100 1.00	100 1.00	247,485	1.37	A 1.00	R05 1.05			204,750

TOTAL	26,354 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE: LAND COMBINED SWIM POOL AND DEEP HOLE IN REAR

ASSESSED	CURRENT	PREVIOUS
LAND	204,800	181,200
BUILDING	309,300	262,400
DETACHED	6,600	9,500
OTHER	0	0
TOTAL	**520,700**	**453,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	50 0.50	18 X 36		648	17.43	5,600
SHF	A 1.00	50 0.50	10 X 12		120	16.42	1,000
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 12/13/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/29/2022	SL
LIST	11/29/2022	EST
REVIEW	8/3/2023	TL

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,298	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		37.01	42,342
A	BMF	N	BSMT FINISH	572		44.47	25,438
+	BAS	L	BASE AREA	1,298	1973	190.80	247,660
C	AGR	N	ATT GARAGE	440		62.73	27,602
D	DKC	N	DECK-COMPOSITE	391		63.73	24,918
E	ENT	N	ENCLOSED ENTRY	42		85.79	3,603
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	1		2,162.00	2,162

TOTAL RCN	381,863

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$309,300