

Key: 6287

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
MORRISON DEBORAH A 8 CARLTON RD BOURNE, MA 02532				30.2-182-0				8 CARLTON RD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
MORRISON DEBORAH A				08/12/2022	QS	472,600	35305-242																
MANWARING ROSAMOND B				07/22/2015	QS	220,000	29027-134																
FOURNIER RONALD R & GEORG				09/14/2006	F	10	21347-43																
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	13,270	9	1.00	100	1.00	100	1.00	247,485	2.43	A	1.00	R05	1.05									183,170

TOTAL	13,286 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	183,200	162,100			
Infl1	AVG		BUILDING	266,800	209,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	450,000	371,600			

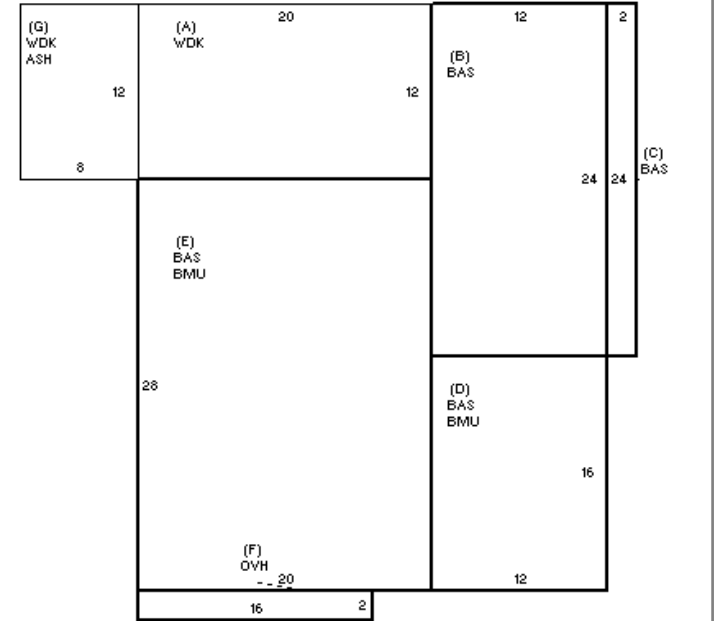
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2020	TL
MODEL	1		RESIDENTIAL	LIST	10/21/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/18/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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-21-841	11/15/2021	3	ALT/RENO		05/18/2023	TL	100 100
17752	09/18/2017	3	ALT/RENO	1,950			100 100
890232	04/28/1989	2	ADDITIONS	5,934	12/12/1989	HLD	100 100
				8,500			100 100



YEAR BLT	1984	SIZE ADJ	1.015
NET AREA	1,120	DETAIL ADJ	1.000
\$NLA(RCN)	\$265	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	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	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
+	WDK	N	WOOD DECK	336		21.46	7,212
+	BAS	L	BASE AREA	1,088	1984	192.90	209,872
+	BMU	N	BSMT UNFINISHED	752		46.25	34,783
F	OVH	L	OVERHANG	32	1984	181.97	5,823
G	ASH	N	ATT SHED	96		23.97	2,301
	BMF	N	BSMT FINISH	376		58.71	22,077
	CPC	O	CAPE CELLAR	1		3,794.30	3,794
	F12	O	FPL 1S 2OP	1		8,460.80	8,461
	FIX	O	XTRA FIXTURES	1		2,140.30	2,140

TOTAL RCN	296,463
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$266,800