Key: 6291

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,448

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAPUSCINSKI KRZYSZTOF G ETUX MONIKA KAPUSCINSKI PO BOX 59 MONUMENT BEACH, MA 02553	30.2-184-0	3 CARLTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAPUSCINSKI KRZYSZTOF G E	09/11/2012	H	190,000	26664-227
SANTAMARIA VINCENT & VIRG	03/16/1992	F	1	7919-207
SANTAMARIA VINCENT P & AS		XX		N/A-N/A

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	%
910066	03/11/1991	4	DETACH.STRUC	799	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,200	9 1.00	100 1.00	100 1.00	247,485	2.44	A 1.00	R05 1.05			183,060

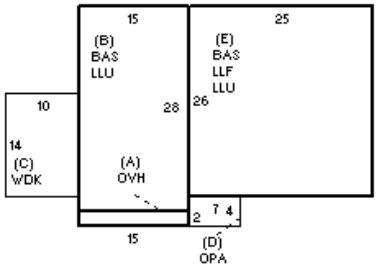
TOTAL	13,199 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	183,100	162,000
BUILDING	269,100	238,200
DETACHED	0	0
OTHER	0	0
TOTAL	**452,200**	**400,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X10			0.00	

PHOTO 08/07/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/9/2011	TL
LIST	2/9/2011	EST
REVIEW	2/9/2011	TL

YEAR BLT	1980	SIZE ADJ	1.010
NET AREA	1,750	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	12	BRICK VENEER	1.10
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	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	OVH	L	OVERHANG	30	1980	201.20	6,036
+	LLU	N	LOWER LEVEL UNF	1,070		35.60	38,087
+	BAS	L	BASE AREA	1,070	1980	213.27	228,204
C	WDK	N	WOOD DECK	140		43.90	6,146
D	OPA	N	OPEN PORCH	28		90.51	2,534
E	LLF	L	LOWER LEVEL FIN	650	1980	68.55	44,560
	BMG	O	BSMT GARAGE	1		7,919.20	7,919
	F11	O	FPL 1S 1OP	1		8,908.00	8,908
	FIX	O	XTRA FIXTURES	3		2,366.07	7,098

TOTAL RCN	349,493

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		$269,100