

Key: 6292

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.449

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CURRENT OWNER				PARCEL ID				LOCATION			
RACKETT MICHAEL ETUX RACKETT JOANN 13 JADE HILL RD AUBURN, MA 01501				30.2-185-0				1 CARLTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RACKETT MICHAEL ETUX				08/04/2017	QS	343,000		30678-51			
GEORGESON CARL L &				08/26/2005	O	365,000		20198-214			
DANNER ROSE				06/29/2001	QS	179,900		13994-253			

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	%
66001	01/03/2006	12	CYCLICAL ADDITIONS	19,528	02/02/2018	BC	100	100
		2			10/23/2008	DB	100	100

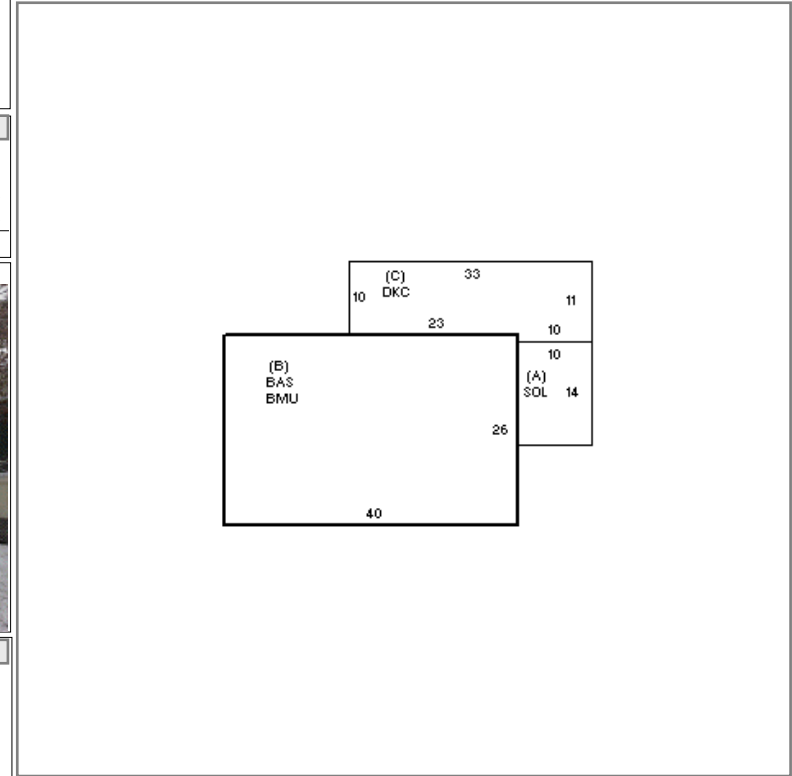
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CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,200	9	1.00	100	1.00	247,485	2.62	A	1.00	R05	1.05	181,410

TOTAL	12,197 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE No significant view of nearby pond	LAND	181,400	160,600			
Infl1	AVG		BUILDING	277,100	245,200			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
TOTAL			460,100	407,300				

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10 X 12		120	16.42	1,600



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BUILDING	CD	ADJ	DESC	MEASURE	2/2/2018	BC
MODEL	1		RESIDENTIAL	LIST	2/2/2018	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	8/31/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,910		
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	140		104.25	14,595	CONDITION ELEM	CD		
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	1,040	1967	37.01	38,492	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,040		194.85	202,640	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	340		63.73	21,668	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	386		59.31	22,892	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,138.30	8,138	HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,161.60	6,485	ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2007 / 15
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$277,100