

Key: 6410

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.562

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
SNOVER JOHN O & LORETTA K SNOVER PO BOX 811 MONUMENT BEACH, MA 02553-0811		30.4-86-0	4 CARL GARDNER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		11/29/1996	QS	94,000	10506-20	

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 %

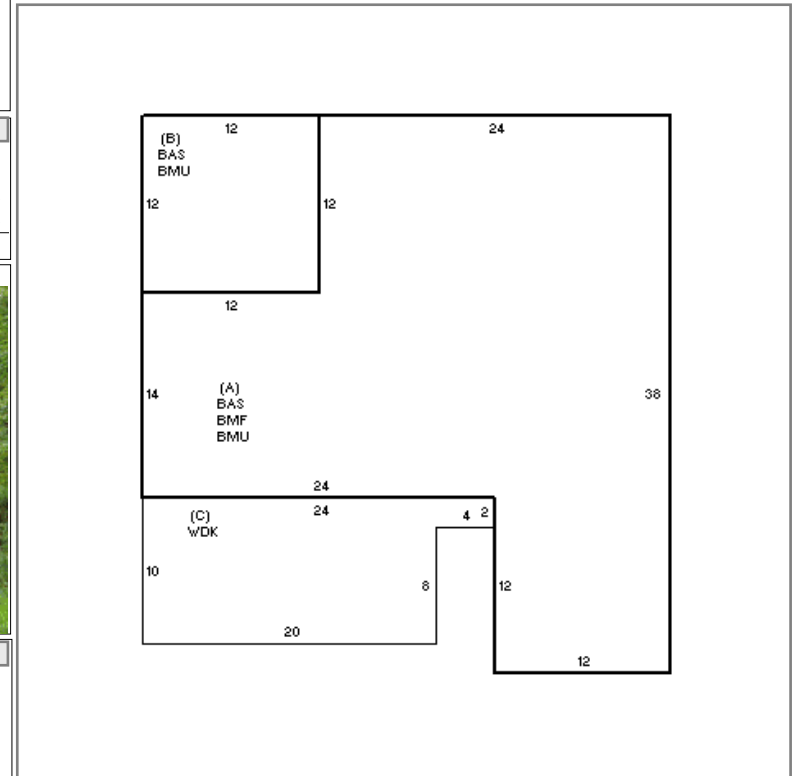
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,610 9	1.00	100	1.00	100	1.00	247,485	2.00	A	1.00	R05 1.05	188,670

TOTAL	16,596 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	188,700	167,000			
Infl1	AVG		BUILDING	212,500	188,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	401,200	355,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/7/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	8/18/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$277	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	50	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,080		35.90	38,774
A	BMF	N	BSMT FINISH	936		34.17	31,985
+	BAS	L	BASE AREA	1,080	1973	189.00	204,120
C	WDK	N	WOOD DECK	208		25.50	5,304
	F11	O	FPL 1S 10P	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290
	KIT	O	EXTRA KITCHEN	1		4,945.40	4,945

TOTAL RCN	299,312	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		F
KITCHEN		F
BATHS		F
HEAT		A
ELECT		A
EFF.YR/AGE	1990 / 32	
COND	29 29 %	
FUNC	0	
ECON	0	
DEPR	29 % GD 71	
RCNLD	\$212,500	