

Key: 676

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 677

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NEE ALLISON H & KEVIN PATRICK 790 E 6TH STREET UNIT 2 BOSTON, MA 02108				4.3-82-4				35 CARVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEE ALLISON H & KEVIN PAT				11/18/2019	QS	460,000	32474-170				
WERTHEN PETER A TRUSTEE				05/08/2018	U	309,000	31253-328				
PAQUETTE JOHN &				10/29/1997	QS	127,000	11031-213				

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	%
19247	04/03/2019	3	ALT/RENO	17,500			100	100
01019	01/16/2001	4	DETACH.STRUC	1,400	05/02/2001	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	11,160	1	1.00	100	1.00	100	1.00	388,905	2.83	A	1.00	BAV	1.65				282,370

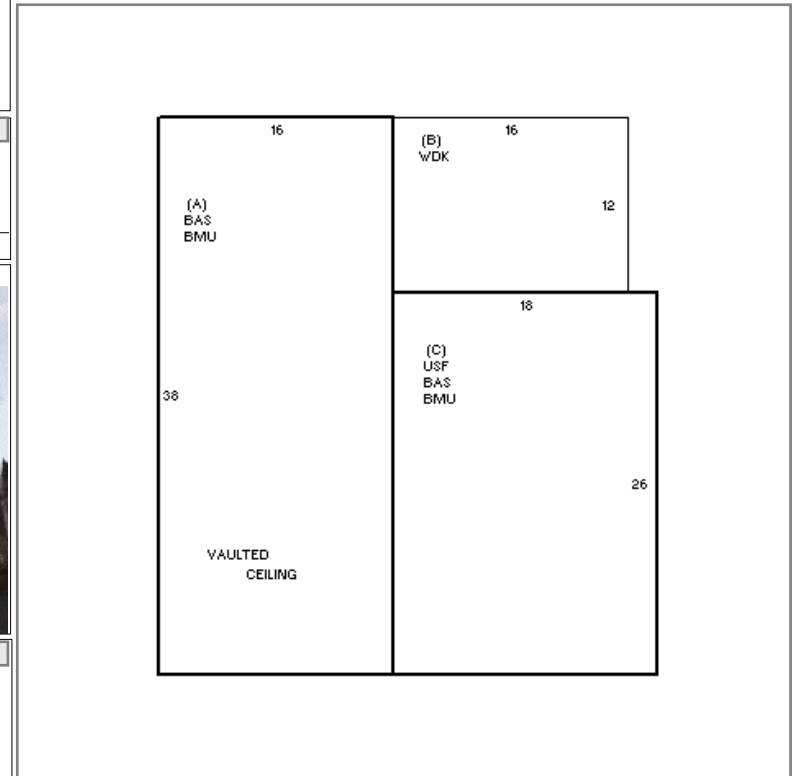
TOTAL	11,151 SF	ZONING	1	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	282,400	249,900			
Infl1	AVG		BUILDING	287,600	254,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>570,000</b>	<b>504,400</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/9/2018	BC
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/3/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,544	DETAIL ADJ	1.000
\$NLA(RCN)	\$217	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	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	1,076		38.30	41,214
+	BAS	L	BASE AREA	1,076	1986	201.64	216,965
B	WDK	N	WOOD DECK	192		36.74	7,055
C	USF	L	UPPER STORY FIN	468	1986	115.58	54,090
	F11	O	FPL 1S 1OP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	334,457
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$287,600