Key: 679

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 680

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GONSALVES DANIEL E & CARRIE E GONSALVES 48 CARVER RD SAGAMORE BEACH, MA 02562	4.3-85-0	48 CARVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GONSALVES DANIEL E &	08/16/2022	QS	735,000	35312-36
DUGGAN PATRICIA M	06/07/2022	F	1	35171-268
DUGGAN JOHN J &	01/25/2022	O	552,043	34855-179

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

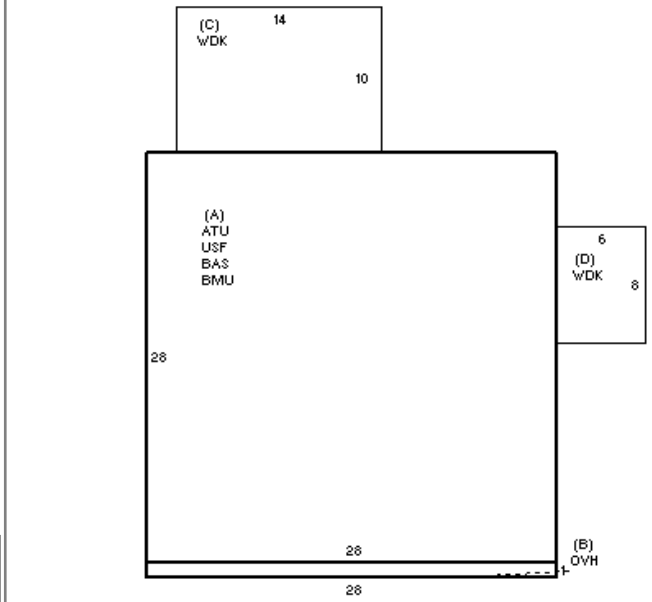
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-148	06/03/2022	3	ALT/RENO	20,000			100	100
EXB-22-271	05/06/2022	15	INSULATE/WEA	4,385			100	100
EXB-21-686	09/27/2021	3	ALT/RENO	10,895			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	1 1.00	100 1.00	100 1.00	388,905	2.66	A 1.00	BAV 1.65			284,550

TOTAL	12,000 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	284,600	251,800
BUILDING	352,700	260,600
DETACHED	0	0
OTHER	0	0
TOTAL	637,300	512,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/01/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	4/28/2022	EST
REVIEW	2/28/2023	TL

YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,596	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	8	HEAT PUMP	1.04
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	784		49.28	38,636
A	BAS	L	BASE AREA	784	1982	220.84	173,135
A	USF	L	UPPER STORY FIN	784	1982	116.41	91,265
A	ATU	N	ATTIC UNF	784		44.72	35,057
B	OVH	L	OVERHANG	28	1982	193.89	5,429
+	WDK	N	WOOD DECK	188		37.45	7,040
	BSF	N	BSMT SEMI-FIN	144		26.25	3,780
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	5		2,279.94	11,400

TOTAL RCN	375,174

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2013 / 9	
COND	6	6 %
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$352,700