Key: 681

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 681

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SICILIANO STEVEN &	4.3-87-0	40 CARVER RD
LYDIA L SICILIANO		
40 CARVER RD		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SICILIANO STEVEN &	11/06/2020	QS	630,000	33444-245
MCELMAN AMY A &	06/29/2017	U	481,000	30593-342
DUGGAN JOHN J	02/28/2017	F	100	30322-271

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

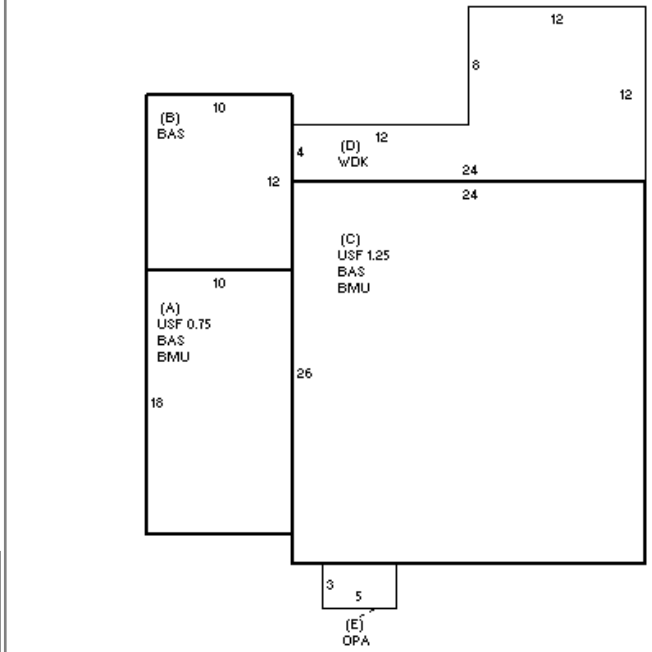
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		01/11/2020	TL	100	100
17179	03/14/2017	3	ALT/RENO	83,000	02/09/2018	BC	100	100
940175	05/05/1994	3	ALT/RENO		02/14/1995	JS	100	100
920307	06/10/1992	9	DECK	1,000	09/01/1993	CP	100	100
890254	05/05/1989	2	ADDITIONS	10,000	09/01/1993	CP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	1 1.00	100 1.00	100 1.00	388,905	5.02	A 1.00	BAV 1.65			269,010

TOTAL	6,011 SF	ZONING	1	FRNT	60
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	269,000	238,100
BUILDING	448,600	397,000
DETACHED	0	0
OTHER	0	0
TOTAL	**717,600**	**635,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/11/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	2/9/2018	BC
REVIEW	5/17/2021	RP

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,839	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	804		52.21	41,974
+	BAS	L	BASE AREA	804	1987	283.91	228,262
+	USF	L	UPPER STORY FIN	915	1987	154.12	141,020
B	BAS	L	BASE AREA	120	2017	283.91	34,070
D	WDK	N	WOOD DECK	192		50.08	9,615
E	OPA	N	OPEN PORCH	15		136.11	2,042
	FIX	O	XTRA FIXTURES	5		3,048.90	15,245

TOTAL RCN	472,227

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

EFF.YR/AGE	2014 / 8	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$448,600