Key: 691

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 691

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NATOLI RICHARD G & SHIRLEY L NATOLI PO BOX 392 SAGAMORE BEACH, MA 02562-0392	4.3-100-0	10 CARVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NATOLI RICHARD G &	06/11/1987	XX		5773-347

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	%
17538	07/12/2017	2	ADDITIONS	48,000	04/25/2018	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,840	1 1.00	100 1.00	100 1.00	388,905	4.44	A 1.00	BAV 1.65			271,190

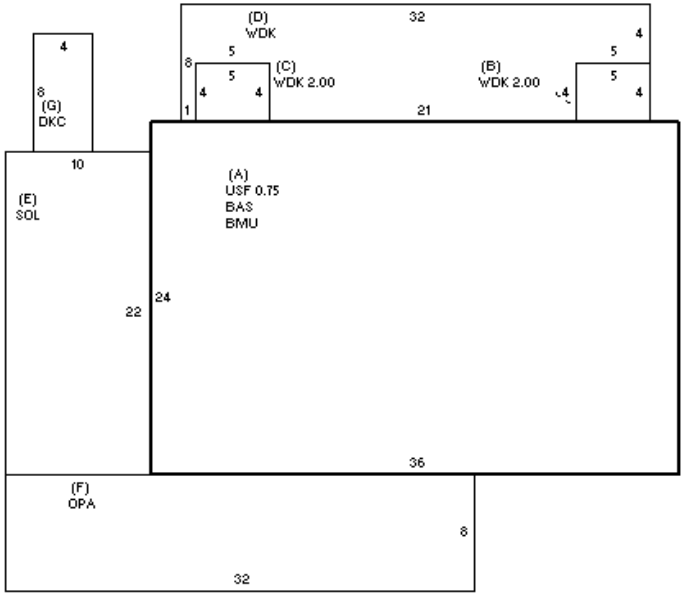
TOTAL	6,839 SF	ZONING	1	FRNT	80
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	271,200	240,000
BUILDING	364,200	322,200
DETACHED	0	0
OTHER	0	0
TOTAL	**635,400**	**562,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 04/25/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	4/25/2018	EST
REVIEW	7/23/2018	BC

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	1	WOOD SHINGLE	1.02
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		42.15	36,419
A	BAS	L	BASE AREA	864	1987	229.23	198,054
A	USF	L	UPPER STORY FIN	648	1987	125.69	81,447
+	WDK	N	WOOD DECK	296		29.94	8,862
E	SOL	N	SOLARIUM	220		99.69	21,932
F	OPA	N	OPEN PORCH	256		68.03	17,416
G	DKC	N	DECK-COMPOSITE	32		72.57	2,322
	BMF	N	BSMT FINISH	552		50.65	27,958
	F21	O	FPL 2S 1OP	1		10,182.70	10,183
	FIX	O	XTRA FIXTURES	6		2,461.78	14,771
	JAC	O	JACUZZI	1		14,195.00	14,195

TOTAL RCN	433,557
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$364,200