

Key: 7286

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.440

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CARPENITO PHYLLIS A ANN MARIE STRODE 1 HOWARD AVENUE BOURNE, MA 02532		34.2-67-0		1 HOWARD AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CARPENITO PHYLLIS A		02/07/2019	F	10	31824-114
CARPENITO PHYLLIS A		05/06/2015	F		28849-93
CARPENITO PHYLLIS A		02/18/1982	QS	44,900	3438-67

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	%
181122	12/28/2018	15	INSULATE/WEA	5,099			100	100
15027	01/14/2015	3	ALT/RENO	27,000	04/06/2018	TL	100	100
02752	11/08/2002	3	ALT/RENO	10,000	03/11/2003	TL	100	100
960362	08/02/1996	9	DECK	1,700	05/02/1997	JS	100	100
920584	11/16/1992	4	DETACH.STRUC	600	04/07/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,630	9	1.00	100	1.00	100	1.00	247,485	2.96	A	1.00	R05	1.05			178,820

TOTAL	10,629 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	178,800	158,300			
Infl1	AVG		BUILDING	244,100	218,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	422,900	376,900			

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/5/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/5/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,140	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	960	1981	198.74	190,792
A	BMU	N	BSMT UNFINISHED	960		37.75	36,242
B	BAS	L	BASE AREA	180	2015	198.74	35,774
+	WDK	N	WOOD DECK	280		26.81	7,508
	BMF	N	BSMT FINISH	336		60.49	20,326

TOTAL RCN	290,642
CONDITION ELEM	CD
EXTERIOR	A
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	\$244,100

