

Key: 743

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 744

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KARABAN ALEXEI ETUX C/O ELLIS DONALD J & 23 NAUSETT RD SAGAMORE BEACH, MA 02562				4.3-149-0				23 NAUSETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELLIS DONALD J & KARABAN ALEXEI ETUX NUOVO RICHE LLC				04/27/2023	QS	661,500	35754-67				
				12/04/2015	QS	270,000	29315-151				
				12/04/2015	F	1	29315-149				

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-23-262	09/15/2023	9	DECK	7,500				0
EXB-22-315	05/24/2022	3	ALT/RENO	2,000	05/19/2020	TL	100	100
		3	ALT/RENO				100	100
19182	03/18/2019	3	ALT/RENO	5,000			100	100
900257	05/24/1990	9	DECK	2,500	08/26/1991	HS	100	100

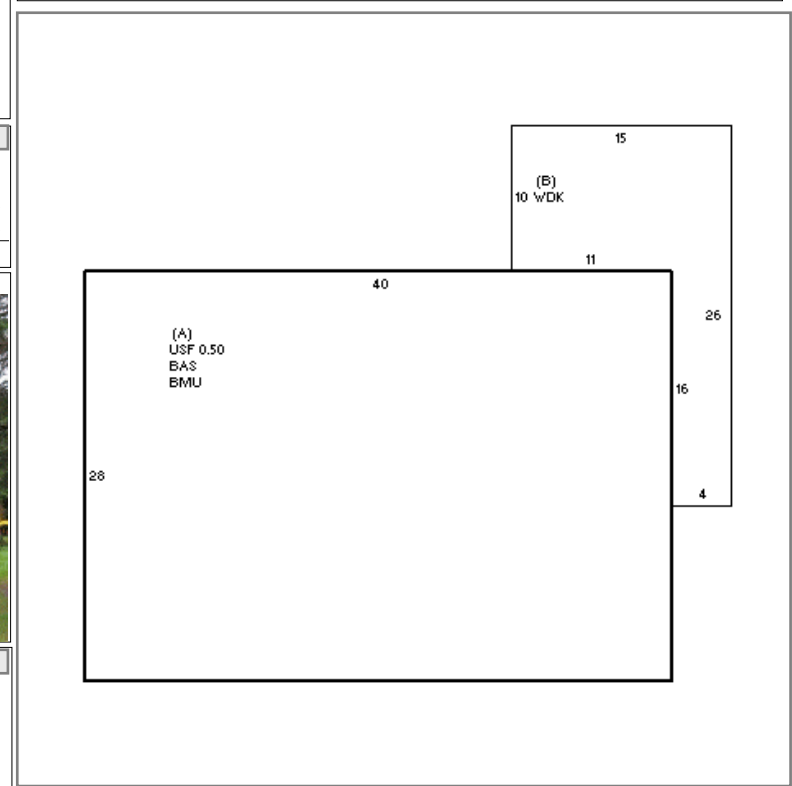
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,672	1	1.00	100	1.00	100	1.00	259,270	1.60	A	1.00	R04	1.10			206,400

TOTAL	21,693 SF	ZONING	1	FRNT	183	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	206,400	182,700
Infl1	AVG		BUILDING	323,600	286,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	530,000	469,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	4/22/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/19/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,680	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,120		41.99	47,024
\$NLA(RCN)	\$232	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,120	1990	221.03	247,553
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	560	1990	126.69	70,947
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	214		29.82	6,381
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	1		8,207.20	8,207
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,451.90	9,808
				HEATING/COOLING	11	HT WATER CL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	389,921	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
		EFF.YR/AGE	2002 / 20
		COND	17 17 %
		FUNC	0
		ECON	0
		DEPR	17 % GD 83
		RCNLD	\$323,600