Key: 7507

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,663

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DICARLO THOMAS ETUX TRACEY L DICARLO 32 HOWARD AVE BOURNE, MA 02532	35.1-108-0	32 HOWARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DICARLO THOMAS ETUX	08/05/2002	QS	160,000	15441-212
ROBERT MARY J	02/13/1981	QS	42,900	3242-97

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

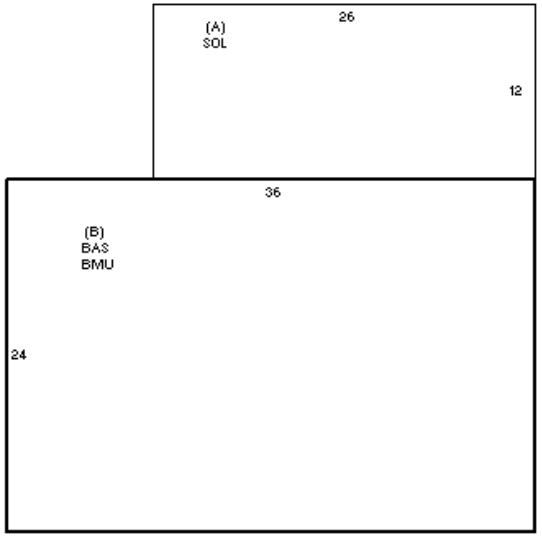
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18596	07/20/2018	3	ALT/RENO	1,311			100	100
11701	11/03/2011	9	DECK	3,800	08/13/2013	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,117	9 1.00	100 1.00	100 1.00	247,485	2.30	A 1.00	R05 1.05			184,570

TOTAL	14,113 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	184,600	163,400
BUILDING	179,600	158,900
DETACHED	2,000	1,900
OTHER	0	0
TOTAL	**366,200**	**324,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	
HTB	A 1.00	30 0.70			1	2,826.30	2,000

PHOTO 08/18/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2008	JH
LIST	8/18/2008	JH
REVIEW	9/2/2008	ER

YEAR BLT	1978	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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	SOL	N	SOLARIUM	312		85.33	26,622
B	BMU	N	BSMT UNFINISHED	864		36.08	31,172
B	BAS	L	BASE AREA	864	1978	196.20	169,519

TOTAL RCN	227,313

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$179,600