Key: 8083

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,248

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARLSON KEVIN 54 BEECHWOOD AVENUE WATERTOWN, MA 02472	38.3-103-0	6 TIDE WAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARLSON KEVIN	07/18/2018	F	1	31411-306
CARLSON ARTHUR E JR	10/31/2011	F	1	25796-100
CARLSON ARTHUR E JR	10/31/2011	N		25796-97/8

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

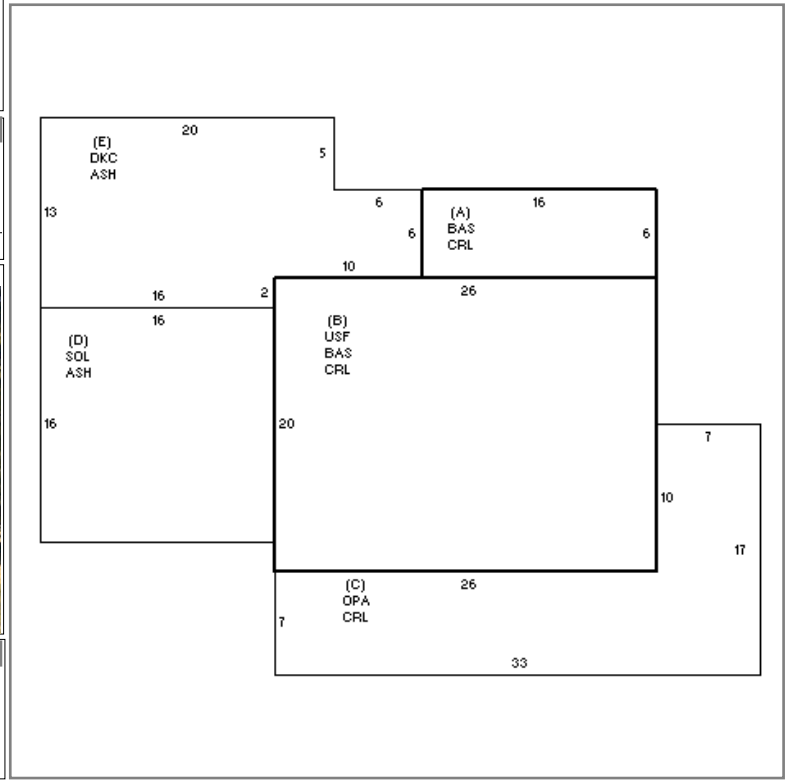
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-367	01/20/2021	2	ADDITIONS	40,000	03/23/2021	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,400	11 1.00	100 1.00	100 1.00	589,250	2.58	A 1.00	BA+ 2.50			432,700

TOTAL	12,415 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	432,700	337,000
BUILDING	227,400	201,200
DETACHED	0	0
OTHER	0	0
TOTAL	660,100	538,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	P 0.40				0.00	

PHOTO 03/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/23/2021	TL
LIST	3/23/2021	EST
REVIEW	3/23/2021	TL

YEAR BLT	1910	SIZE ADJ	1.015
NET AREA	1,136	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	PIER	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	5	OTHER	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
+	CRL	N	BSMT CRAWL	917		21.48	19,699
+	BAS	L	BASE AREA	616	1910	217.74	134,129
B	USF	L	UPPER STORY FIN	520	1910	116.15	60,398
C	OPA	N	OPEN PORCH	301		62.13	18,700
D	ASH	N	ATT SHED	256		22.70	5,811
D	SOL	N	SOLARIUM	256		91.03	23,305
E	ASH	N	ATT SHED	288		22.70	6,537
E	DKC	N	DECK-COMPOSITE	288		66.28	19,088
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	1		2,248.40	2,248

TOTAL RCN	299,214

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	$227,400		