Key: 8684

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,858

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DICARLO TRACEY L. TRUSTEE DICARLO NOMINEE TRUST 32 HOWARD AVENUE BUZZARDS BAY, MA 02532	39.0-225-9	4-9A BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DICARLO TRACEY L. TRUSTEE	05/23/2018	T	60,000	(C231-9A)
JOHNSON LESTER M TRS OF	12/03/2001	F	1	(C231-9)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3430	100	BUS CONDOS		1	1 of 1

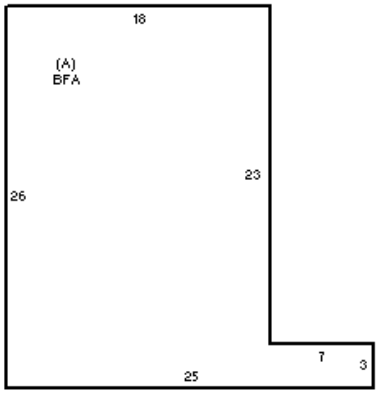
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
900328	06/26/1990	3	ALT/RENO	700	12/01/1991	JS	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	3.760 Acres	ZONING		FRNT	0
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	56,400	54,200
DETACHED	0	0
OTHER	0	0
TOTAL	**56,400**	**54,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/21/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	30		COMM CONDOS
STYLE	11	2.00	RETAIL CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/12/2019	RP
LIST	8/12/2019	EST
REVIEW	8/12/2019	RP

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	489	DETAIL ADJ	1.000
$NLA(RCN)	$130	OVERALL	0.800

CAPACITY	UNITS	ADJ
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
HALFBATHS	1	1.00
FIREPLACES	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	31	POCASSET VILL	0.40
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	9	WARM/COOL AIR	1.00
WDK/PTA/BALC			1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BFA	L	BLD FLOOR AREA	489	1986	129.50	63,326

TOTAL RCN	63,326

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1986 / 36		
COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89
RCNLD			$56,400