Key: 9177

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,386

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARROLL KATHLEEN M TRS 12 VIRGINIA RD NOMINEE TRUST 33 GREY COACH RD READING, MA 01867-1367	43.1-176-0	12 VIRGINIA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARROLL KATHLEEN M TRS	08/04/2016	F	1	(210312)
CARROLL DAVID J &	07/27/1982	QS		(89287)

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

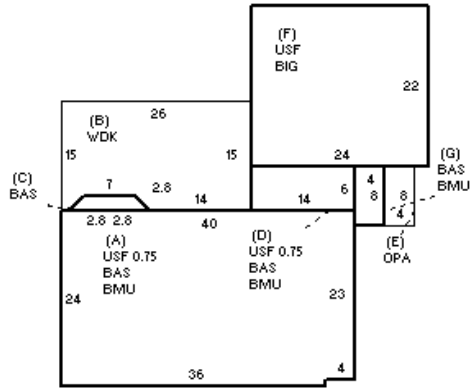
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17031	01/11/2017	3	ALT/RENO	12,000			100	100
05696	10/06/2005	1	NEW CONSTRUC	210,000	09/14/2006	TL	100	100
200229	04/18/2000	6	FENCE	2,000	09/20/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,360	11 1.00	100 1.00	100 1.00	424,260	2.42	A 1.00	R09 1.80			314,260

TOTAL	13,373 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	314,300	255,000
BUILDING	456,100	408,200
DETACHED	0	0
OTHER	0	0
TOTAL	**770,400**	**663,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/31/2016	BC
LIST	10/31/2016	EST
REVIEW	10/31/2016	BC

YEAR BLT	2005	SIZE ADJ	1.005
NET AREA	2,398	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,072		41.78	44,785
+	USF	L	UPPER STORY FIN	1,308	2005	119.12	155,804
B	WDK	N	WOOD DECK	372		24.47	9,104
+	BAS	L	BASE AREA	1,090	2005	219.94	239,730
E	OPA	N	OPEN PORCH	32		93.34	2,987
F	BIG	N	BUILT-IN GARAGE	528		89.83	47,430
	FIX	O	XTRA FIXTURES	7		2,439.84	17,079
	GFP	O	GAS FIREPLACE	1		7,332.50	7,333

TOTAL RCN	524,250

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

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$456,100