

Key: 938

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 937

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BREHENY THOMAS J & MARTHA C BREHENY 4 CARMELA LANE BUZZARDS BAY, MA 02532-2250		5.0-37-0	4 CARMELA LN		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BREHENY THOMAS J & LAVALLEE GARY D		04/03/2001 06/03/1997	QS G	285,000 80,000	13696-96 10782-205

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 %
980063	02/17/1998	4	DETACH.STRUC	400	01/19/1999	JS	100 100
970404	08/14/1997	1	NEW CONSTRUC	88,000	01/19/1999	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	45,302	3	1.00	100	1.00	100	1.00	188,560	0.92	A	1.00	R03	0.80			179,770

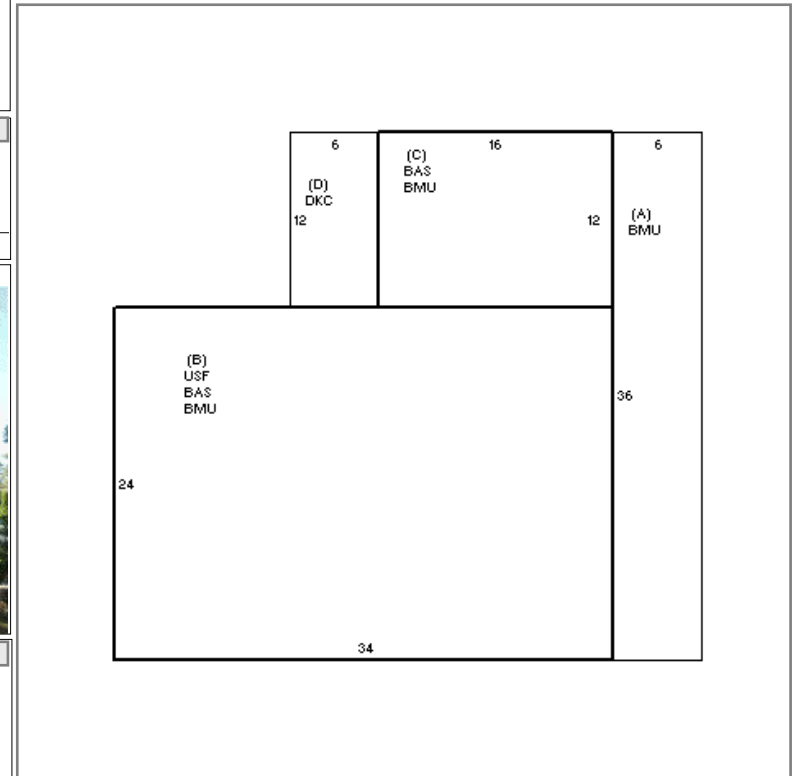
TOTAL	1.040 Acres	ZONING	2	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE Also frontage on Herring Pond Rd	LAND	179,800	159,100			
Infl1	AVG		BUILDING	336,000	304,700			
N_Index	AVG		DETACHED	900	800			
			OTHER	0	0			
			TOTAL	516,700	464,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	9 X 12		108	16.42	900



BUILDING	CD	ADJ	DESC	MEASURE	11/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/22/2023	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/22/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,814
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,224		35.91	43,957		
\$NLA(RCN)	\$227	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,008	1997	215.80	217,521		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	816	1997	121.01	98,747		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	DKC	N	DECK-COMPOSITE	72		70.59	5,082		
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	3		8,012.43	24,037		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		9,013.30	9,013		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	5		2,393.94	11,970		
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,486.40	4,486		
				USE	0		1.00										



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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81

RCNLD	\$336,000
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