

Key: 939

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 938

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PATEL BALDEVBHAI & MINABEN PATEL 6 CARMELA LN BOURNE, MA 02532				5.0-38-0				6 CARMELA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PATEL BALDEVBHAI & ABSOLUTE BUILDING CONSULT				10/17/2022	QS	1,000,000	35426-40				
CROZIER PATRICK & JANE ST				03/09/2022	P	215,000	34961-239				
				11/10/2015	F		29265-337				

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-22-17	03/04/2022	1	NEW CONSTRUC	425,000	01/12/2023	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	44,867	3	1.00	100	1.00	100	1.00	188,560	0.92	A	1.00	R03	0.80			179,220

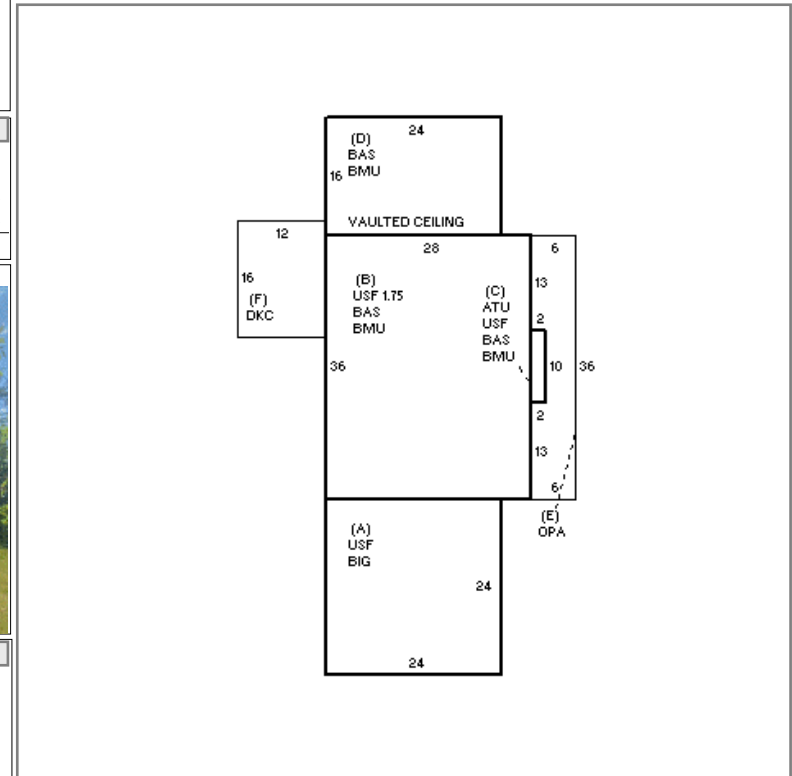
TOTAL	1.030 Acres	ZONING	2	FRNT	97	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE Also frontage on Herring Pond	LAND	179,200	158,600			
Infl1	AVG		BUILDING	691,800	329,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>871,000</b>	<b>487,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2023	TL
MODEL	1		RESIDENTIAL	LIST	1/12/2023	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/17/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,772	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	576		89.65	51,639
\$NLA(RCN)	\$183	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	2,360	2022	99.07	233,801
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,412		36.53	51,579
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,412	2022	209.77	296,196
				FLOOR COVER	1	HARDWOOD	1.02	C	ATU	N	ATTIC UNF	20		48.31	966
				INT. FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	196		74.73	14,648
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	DKC	N	DECK-COMPOSITE	192		71.79	13,784
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	9		2,435.04	21,915
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,318.10	7,318



BLDG COMMENTS	
---------------	--

TOTAL RCN	691,847
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$691,800