

Key: 10478

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.720

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GOSNOLD INC 200 TER HUEN DR FALMOUTH, MA 02540-2525				48.0-48-0				1140 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GOSNOLD INC				07/16/2021	F	1 34300-13					
CAPE COD ALCOHOL INTERVEN				02/02/2001	K	795,000 13534-35					
BROWN NEIL L TRUSTEE				03/28/1995	XX	9604-104					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9590	100	HOUSING. OTHER			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-145	05/04/2022	3	ALT/RENO	96,000	10/16/2023	TL	100	100
PL-22-96	03/25/2022	3	ALT/RENO	1,000	10/16/2023	TL	100	100
B-21-381	12/17/2021	2	ADDITIONS	3,500,000	10/16/2023	TL	100	100
09484	10/05/2009	3	ALT/RENO	660,000	03/11/2010	JB	100	100
09271	06/22/2009	5	DEMOLITIONS	40,000	07/13/2009	JB	100	100

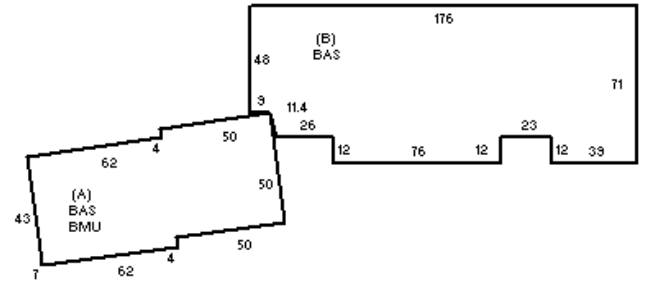
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-6	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00	436,130
203	A	1,000	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	159,500
303	A	2,182	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	49,750

TOTAL	4.100 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET		NOTE	LAND		645,400	620,600	
Infl1	AVG			BUILDING		1,304,000	1,269,800	
N_Index	AVG			DETACHED		33,200	34,100	
				OTHER		0	0	
TOTAL						1,982,600	1,924,500	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SCM	A	1.00	50 0.50 AT GAR DOOR		1	724.80	400
SW1	A	1.00	50 0.50 2 X 5		10	18.30	100
SHF	A	1.00	50 0.50 20 X 16		320	14.76	2,400
SHF	A	1.00	50 0.50 6 X 8			0.00	
LH1	A	1.00	50 0.50		7	845.50	3,000
SW1	A	1.00	10 0.90 3 X 5		15	18.30	200
PAV	A	1.00	20 0.80		20,000	1.20	19,200
WDK	A	1.00	20 0.80 30 X 18		540	18.30	7,900

PHOTO 10/16/2023



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2019	RP
MODEL	5		CIM-5	LIST	3/18/2019	EST
STYLE	82	1.60	CLINIC [100%]	REVIEW	10/16/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,650,593
NET AREA	17,249	DETAIL ADJ	1.596	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	5,600		18.68	104,586	CONDITION ELEM	CD
\$NLA(RCN)	\$96	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	17,249	1979	89.63	1,546,007		
CAPACITY				STORIES		ROOF SHAPE	1.00									INTERIOR	G
				% HEATED	100	ROOF COVER	1.00									CDN/APP	G
				% AIR COND	100	FLOOR COVER	1.00									EFF.YR/AGE 2001 / 21	
				% SPINKLERS	100	INT. FINISH	1.00									COND	21 21 %
						HEATING/COOL	1.02									FUNC	0 uc
						FUEL SOURCE	1.00									ECON	0
						NAF	1.00									DEPR	21 % GD 79
																RCNLD	\$1,304,000