

Key: 11110

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.399

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HOUSING ASSISTANCE CORP 460 WEST MAIN ST HYANNIS, MA 02601				52.0-12-0				1252 ROUTE 28A				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOUSING ASSISTANCE CORP				12/31/2015	E	547,349	29370-264					
RK-YACHTSMAN LLC				11/24/2003	QS	1,350,000	17963-297					
WESSELL DANA J				11/14/2003	F		17926-72					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		16 APT	1.00	100	1.00	100	1.00	1.00	APV	1.80	1,059,840

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9590	100	HOUSING. OTHER				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10427	07/20/2010	3	ALT/RENO	10,000	06/15/2011	JB	0	100
08013	01/10/2008	4	DETACH. STRUC	3,739	11/17/2008	JB	0	100
07385	07/03/2007	2	ADDITIONS	40,000	11/17/2008	JB	0	100
07341	06/18/2007	3	ALT/RENO	6,800	10/05/2007	JB	100	100
03511	08/01/2003	6	FENCE	7,327	08/04/2004	MJ	100	100

LAND

TOTAL	3.500 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	NOTE Pool filled-in and used for children's sandbox (7/03)	LAND	1,059,800	1,008,000		
Infl1	AVG		BUILDING	263,000	252,900		
N_Index	AVG		DETACHED	18,600	17,300		
			OTHER	357,200	327,600		
			TOTAL	1,698,600	1,605,800		

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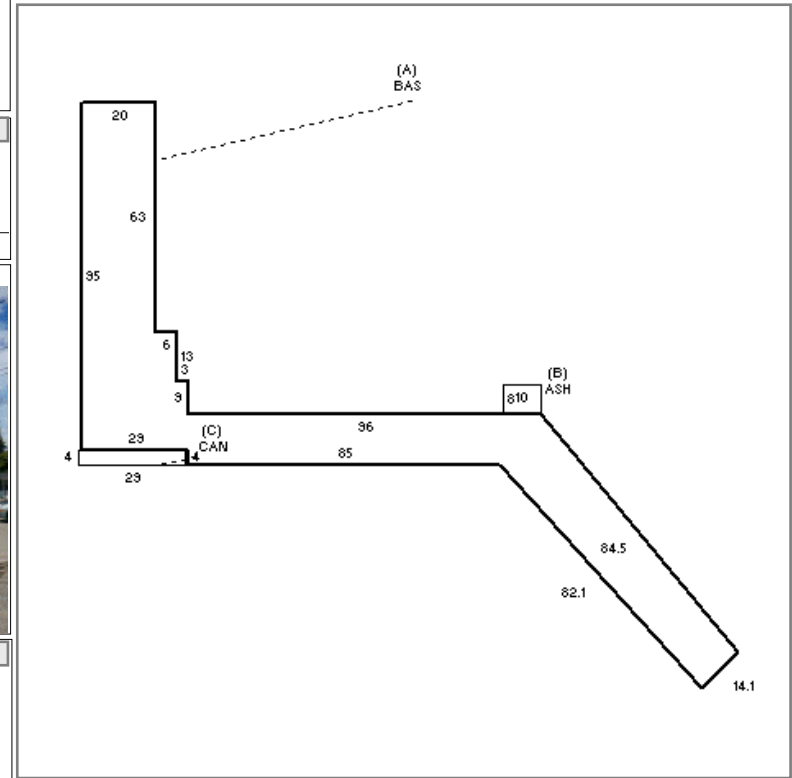
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		15,000	1.20	12,600
SHF	M	0.70	10 0.90 10 X 20		200	11.16	2,000
SP2	A	1.00	A 0.75 3 X 6		18	108.70	1,500
W06	+	1.10	10 0.90 254 LF		254	8.14	1,900
C04	A	1.00	10 0.90 80 LF		80	8.40	600



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BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	BC
MODEL	5		CIM-5	LIST	10/10/2017	BC
STYLE	43	1.00	MOTEL [100%]	REVIEW	1/28/2019	DB
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,732	DETAIL ADJ	0.969	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$73	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00
% SPINKLERS	0		1.00	HEATING/COOL	2	HOT WATER	1.02
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,732	1954	72.36	342,395
B	ASH	N	ATT SHED	80		22.30	1,784
C	CAN	N	CANOPY	116		16.25	1,885

TOTAL RCN	346,064
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$263,000

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LEGAL

LAND

DETACHED

BUILDING

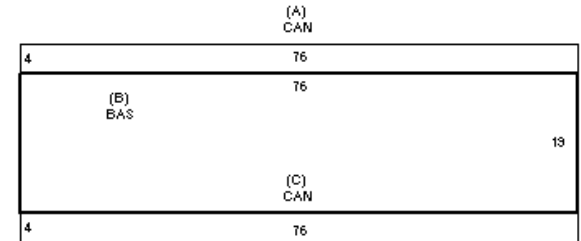
CURRENT OWNER				PARCEL ID				LOCATION			
HOUSING ASSISTANCE CORP				52.0-12-0				1252 ROUTE 28A			
460 WEST MAIN ST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
HYANNIS, MA 02601											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9590	100	HOUSING. OTHER					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	117,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	BC
MODEL	5		CIM-5	LIST	10/10/2017	BC
STYLE	43	1.00	MOTEL [100%]	REVIEW	1/28/2019	DB
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,444	DETAIL ADJ	0.978	FOUNDATION	2	SLAB	1.00	A	CAN	N	CANOPY	304		16.25	4,940
\$NLA(RCN)	\$107	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	1,444	1954	100.29	144,813
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	304		16.25	4,940
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	154,693	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
CDN/APP		
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$117,600	

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CURRENT OWNER						PARCEL ID			LOCATION			
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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9590	100	HOUSING. OTHER					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

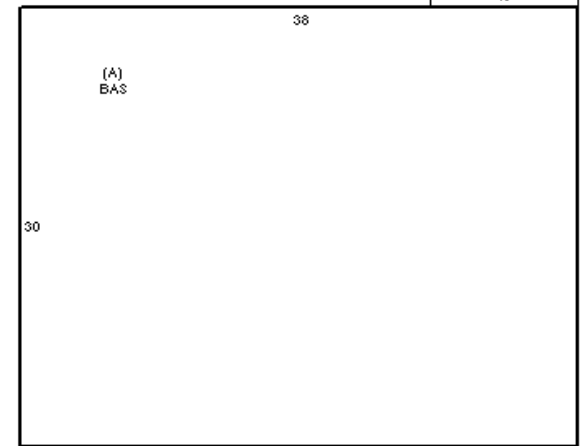
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	239,600	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

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DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/10/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	BC
MODEL	1		RESIDENTIAL	LIST	10/10/2017	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	1/28/2019	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	2007	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	272,233
NET AREA	1,140	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,140	2007	236.74	269,880		
\$NLA(RCN)	\$239	OVERALL	0.900	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	80		29.41	2,353		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS		1	1.00	FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS		0	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		0	1.00	HEATING/COOLING	7	FL/WALL UNIT	0.98										
FIXTURES		0	1.00	FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY		0	1.00	USE	0		1.00										
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
																RCNLD	\$239,600

CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2007 / 15
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88