

Key: 11244

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.555

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
CRABMAN LLC KEITH RICHARDSON PO BOX 350 N FALMOUTH, MA 02556		54.0-56-0	1383 ROUTE 28A	
TRANSFER HISTORY		DOS	T	SALE PRICE
CRABMAN LLC		08/31/2020	QS	750,000
1383 ROUTE 28A HIGHWAY LL		08/31/2020	B	400,000
1383A ROUTE 28A HIGHWAY L		08/01/2008	O	400,000

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
3400	100	GEN OFFICE BLDGS			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
10628	10/20/2010	3	ALT/RENO	5,200	06/09/2011	JB
08421	08/11/2008	2	ADDITIONS	559,000	11/17/2008	JB
07550	09/07/2007	5	DEMOLITIONS		12/07/2007	JB
970161	04/15/1997	3	ALT/RENO	1,500	05/21/1998	JS
970049	02/03/1997	1	NEW CONSTRUC	29,000	05/21/1998	JS

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00
303	A	0.074	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00
											310,050	
											1,690	

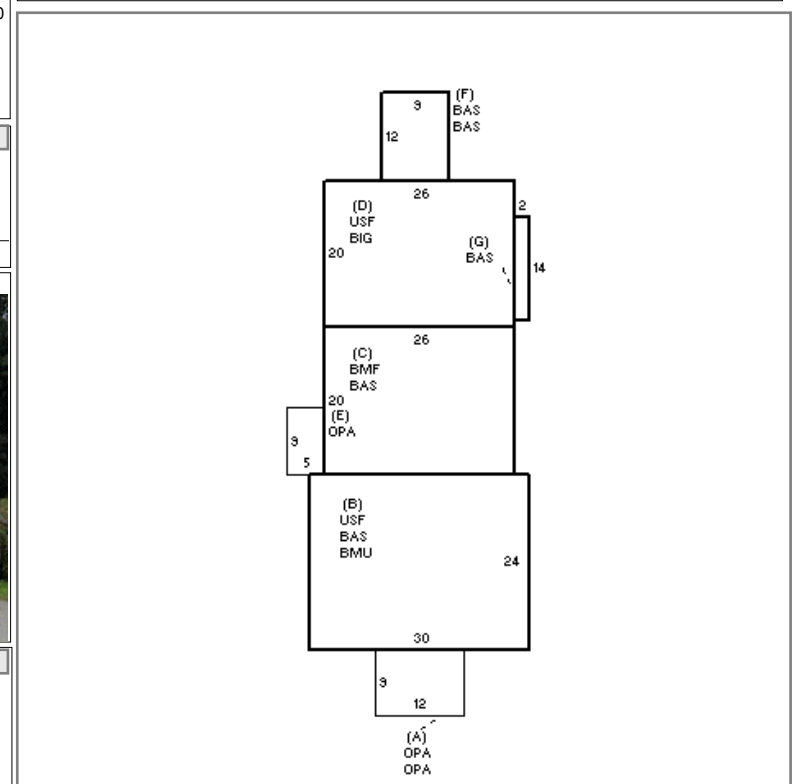
TOTAL	23,208 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	311,700	299,800		
Infl1	AVG		BUILDING	421,900	410,500		
N_Index	AVG		DETACHED	5,400	5,000		
			OTHER	0	0		
			TOTAL	739,000	715,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		6,000	1.20	3,600
SW2	S	3.00	10 0.90	5X6	30	65.40	1,800



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2021	RP
MODEL	5		CIM-5	LIST	5/14/2021	EST
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	5/14/2021	RP
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,244	DETAIL ADJ	1.267	FOUNDATION	4	FLR & WALL	1.00	+	OPA	N	OPEN PORCH	261		32.68	8,530
\$NLA(RCN)	\$151	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNF	720		18.68	13,447
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	720	1940	135.91	97,853
				ROOF COVER	2	WOOD SHINGLE	1.01	+	BAS	L	BASE AREA	736	2008	160.27	117,957
				FLOOR COVER	2	SOFTWOOD	0.95	C	BMF	L	BSMT FIN	520	2008	64.62	33,603
				INT. FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	520		55.05	28,626
				HEATING/COOL	9	WARM/COOL AIR	1.00	D	USF	L	UP-STRY FIN	520	2008	135.91	70,672
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	748	1940	160.27	119,881
				NAF	0		1.00								



TOTAL RCN	490,569	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$421,900	