

Key: 15813

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.885

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
FLETCHER DOUGLAS J TR OF THE TECHNOLOGY PARK REALTY TR 46 STRATFORD RIDGE MASHPEE, MA 02649		27.0-54-49	43 CARNOUSTIE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FLETCHER DOUGLAS J TR OF BROOKSIDE RESIDENTIAL LLC		04/01/2004	QS	375,000	18396-295
BROOKSIDE GOLF ASSOC INC		05/01/2002	G	6,800,000	15112-39

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03626	09/10/2003	1	NEW CONSTRUC	102,000	02/20/2004	MJ	100	100

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

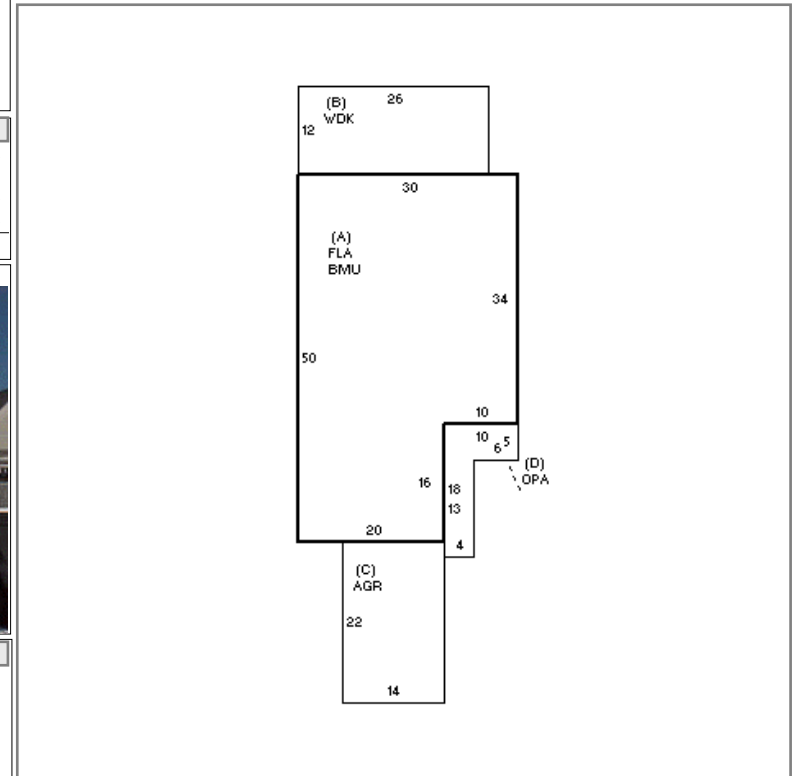
TOTAL	3.530 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE LOT 33 UNIT BLD /1.51 AC GOLF EASEMENT	LAND	0	0	0	
Infl1			BUILDING	558,300	494,000		
N_Index			DETACHED	0	0		
			OTHER	0	0		
		TOTAL		558,300	494,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2016	DB
MODEL	10		RES CONDO	LIST	3/11/2016	EST
STYLE	2	1.30	TOWN HOUSE MID [100%]	REVIEW	5/9/2019	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,790	DETAIL ADJ	1.000	COMPLEX	48	BROOKSIDE 1	1.10	A	BMU	N	BSMT UNF	1,340		19.94	26,726
\$NLA(RCN)	\$332	OVERALL	1.450	OCCUPANCY	1	YEAR ROUND	1.00	A	FLA	L	LIVING AREA	1,340	2003	322.28	431,859
				FLOOR/LOC	5	MULTI FLOOR	1.00	B	WDK	N	WOODDECK	312		27.41	8,550
				VIEW INFL	13	GOLF VIEW	1.05	C	AGR	N	ATTACHED GARAGE	308		50.09	15,428
				HT/CL	9	WARM/COOL AIR	1.00	D	OPA	N	OPEN PORCH ATTA	102		29.99	3,059
				WDK/PTA/BALC	1	PRESENT	1.00		USF	L	UPPER STORY FIN	450	2003	132.61	59,674
				PARKING	3	GARAGE 1 SPACE	1.00		BFW	N	BSMT FIN WALKOU	1,000		42.63	42,630
				NET ADJ(%GOOD)	0		1.00		GFP	O	GAS FIREPLACE	1		5,969.70	5,970



CAPACITY	UNITS	ADJ
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
HALFBATHS	1	1.00
FIREPLACES	1	1.00

TOTAL RCN	593,895
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	2003 / 19
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$558,300