

Key: 16867

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.197

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
NELSON LEILA A 262 MAIN STREET UNIT B BUZZARDS BAY, MA 02532						20.3-116-2			262 MAIN ST			
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)		
NELSON LEILA A						12/23/2019	QS	224,000		(C351-B)		
KASHGAGIAN GREGORY &						08/16/2013	N	92,000		(C351-B)		
LUCAS RAYMOND G III &						02/23/2005	QS	222,000		(C351-B)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
141091	12/30/2014	14	SOLAR		04/08/2015		100	100

LAND

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

TOTAL	20,604 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE ON POND/HSE LOCATED behind COMMERCIAL CONDOS-Unit B				LAND	0	0
Infl1			BUILDING	342,900	303,400			
N_Index			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	342,900	303,400

DETACHED

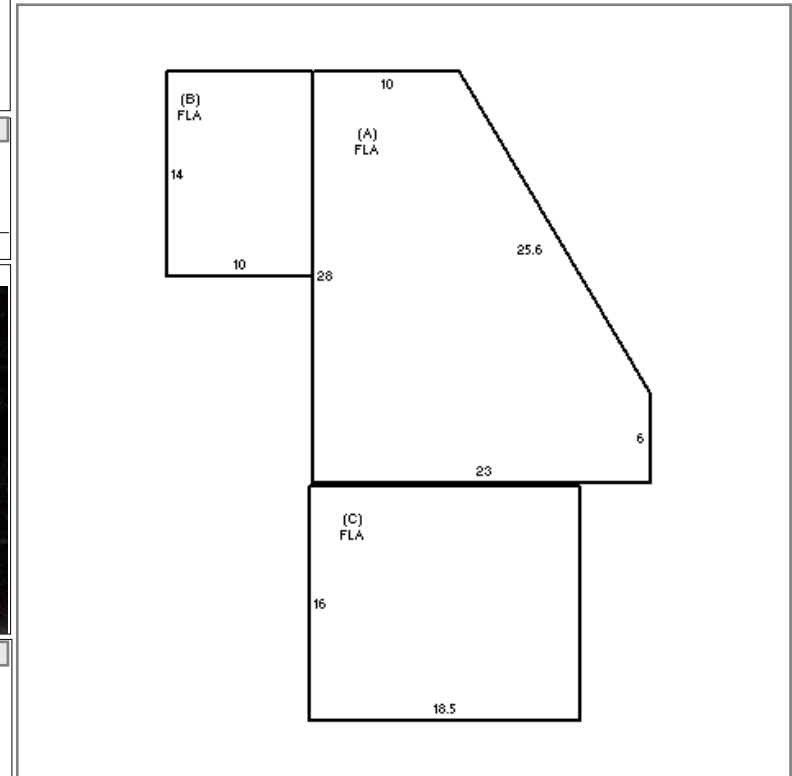
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2020	RP
MODEL	10		RES CONDO	LIST	10/5/2020	EST
STYLE	2	1.30	TOWN HOUSE MID [100%]	REVIEW	10/5/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	937	DETAIL ADJ	1.000	COMPLEX	62	HIDDEN POND	1.30
\$NLA(RCN)	\$393	OVERALL	1.700	OCCUPANCY	1	YEAR ROUND	1.00
				FLOOR/LOC	1	FIRST FLOOR	1.00
				VIEW INFL	21	LIMITED WV	1.10
				HT/CL	2	HOT WATER	1.00
				WDK/PTA/BALC	1	PRESENT	1.00
				PARKING	2	OUTDOOR 2 SPACE	1.00
				NET ADJ(%GOOD)	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	FLA	L	LIVING AREA	937	2000	379.85	355,917
	F21	O	FPL 2ST 10P	1		12,770.40	12,770

TOTAL RCN	368,688
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	2000 / 22
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$342,900