

Key: 16893

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.223

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HARDING KATHRYN L & JOHN L TR C/O GIANWAY PROPERTIES LLC PO BOX 147 CATAUMET, MA 02534				52.0-87-0				1 SCRAGGY NECK EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIANWAY PROPERTIES LLC				09/22/2023	T	300,000	35995-172				
HARDING KATHRYN L & JOHN				08/19/2014	F	10	28332-318				
HARDING KATHRYN L				05/29/2007	F	1	22062-259				


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3250	100	SM RETAIL/SERV STORE		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-325	10/29/2020	3	ALT/RENO	8,899			100	100
191075	11/20/2019	3	ALT/RENO	5,000			100	100
19440	05/23/2019	7	SIGN	5,000			100	100
13216	04/09/2013	3	ALT/RENO	8,500	04/19/2018	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	12,254	C-6	1.00	100	1.00	100	1.00	455,500	1.92	A	1.00	55	1.00		245,790

TOTAL	12,240 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	245,800	236,400		
Infl1	AVG		BUILDING	163,600	157,300		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	409,400	393,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/20/2018
									

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2018	TL
MODEL	5		CIM-5	LIST	4/19/2018	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	4/27/2021	TL
QUALITY	A	1.00	AVERAGE [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	TOTAL RCN	240,612
NET AREA	1,366	DETAIL ADJ	2.073	FOUNDATION	3	FOUND. WALL	1.00	A	WDK	N	WOOD DECK	28		24.50	686		
\$NLA(RCN)	\$176	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	766	1940	173.87	133,187		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	600	1940	173.87	104,324		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	OPA	N	OPEN PORCH	150		16.10	2,415		
				FLOOR COVER	5	VINYL	1.00										
				INT. FINISH	4	WALL BOARD	0.96										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

BUILDING

CONDITION ELEM	CD	TOTAL RCN	240,612
EXTERIOR	G		
INTERIOR	A		
CDN/APP	A		

EFF.YR/AGE	1981 / 41	COND	32 32 %	FUNC	0	ECON	0	DEPR	32 % GD	68
RCNLD										\$163,600

