

Key: 1692

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.695

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FREEDOM RIVER LLC 49 HERRING POND RD BUZZARDS BAY, MA 02532				10.0-19-0 49 HERRING POND RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FREEDOM RIVER LLC				03/13/2006	X		NA-NA				
CAPSTONE UNITED LLC				10/13/2005	F	100	20360-231				
FANTONI PETER P				10/13/2005	O	275,000	20360-217				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	90	COMMERCIAL-RESID			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-427	11/18/2021	3	ALT/RENO		03/11/2022	TL	100 100
H796	04/23/2021	3	ALT/RENO	1,000			100 100
B-20-249	08/31/2020	1	NEW CONSTRUC	100			100 100
H356	05/18/2020	1	NEW CONSTRUC	100,000			100 100


LAND

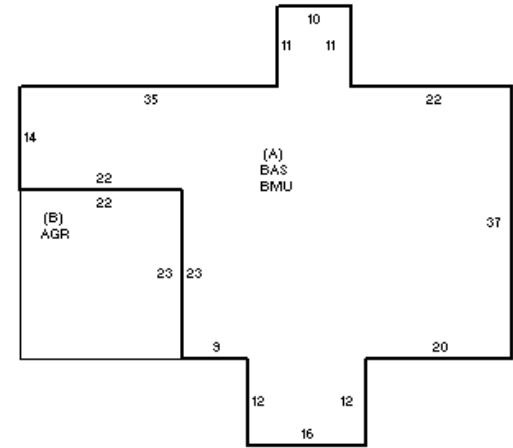
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-3	1.00	100	1.00	100	1.00	387,175	1.48	A	1.00	45	0.85		263,540
303	A	0.240	C-3	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	45	0.85		4,650

DETACHED

TOTAL	30,448 SF	ZONING	2	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNEDALE	NOTE				LAND	268,200	257,900
Infl1	AVG		BUILDING	168,900	154,300			
N_Index	AVG		DETACHED	5,100	4,800			
			OTHER	132,200	127,900			
						<b>TOTAL</b>	<b>574,400</b>	<b>544,900</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/26/2013
SW2	G	1.20	A 0.75	4X8	32	26.16	600		
PAV	A	1.00	50 0.50		5,000	1.20	3,000		
SHF	G	1.20	10 0.90	8X10	80	20.28	1,500		



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2020	RP
MODEL	5		CIM-5	LIST	6/15/2020	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	7/1/2021	RP
QUALITY	G	1.10	GOOD [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	228,227
NET AREA	2,275	DETAIL ADJ	0.978	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	2,275		18.40	41,860		
\$NLA(RCN)	\$100	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	2,275	1940	75.66	172,118		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	AGR	N	ATT GARAGE	506		28.16	14,249		
				ROOF COVER	8	TAR & GRAVEL	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	8	HEAT PUMP	1.02										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$168,900
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