

Key: 17119

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.231

LEGALS

| CURRENT OWNER | | | | | | PARCEL ID | | | LOCATION | | | |
|---------------------------------------------------------------------------------------------------------|--|--|--|--|--|------------|----|------------|--------------|--|--|--|
| MORRIS PAUL MICHAEL & TERRI C/O HASKELL COURTNEY TRS 16 HERRING POND RD BUZZARDS BAY, MA 02532 | | | | | | 23.2-44-1 | | | 43 MAIN ST | | | |
| TRANSFER HISTORY | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | |
| HASKELL COURTNEY TRS | | | | | | 04/03/2023 | QS | 165,000 | 35712-279 | | | |
| MORRIS PAUL MICHAEL & TER | | | | | | 12/01/2014 | V | 219,375 | 28540-126 | | | |
| NORTHEAST STRUCTURES LLC | | | | | | 07/19/2005 | N | | 20058-42 | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|----------|--------|------------|-----|--------|-----|
| 3430 | 100 | BUS CONDOS | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 17469 | 06/19/2017 | 3 | ALT/RENO | 1 | 06/19/2017 | BC | 100 | 100 |
| 17023 | 01/09/2017 | 7 | SIGN | 17,090 | | | 100 | 100 |
| 15850 | 09/22/2015 | 7 | SIGN | 40,763 | 06/23/2016 | RJM | 100 | 100 |
| 04892 | 12/03/2004 | 3 | ALT/RENO | | 07/06/2005 | MJ | 100 | 100 |
| 04873 | 11/26/2004 | 3 | ALT/RENO | 52,000 | 07/06/2005 | MJ | 100 | 100 |

LAND

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

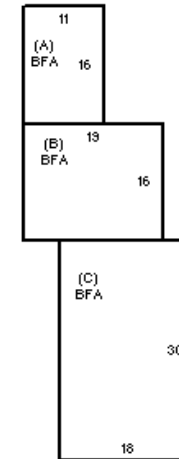
| | | | | | | | |
|---------|-----------|---------------------------------|----------|---------|----------|---------|----------|
| TOTAL | 10,643 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | | NOTE SP 09-2004: ... UNIT 43 | LAND | 0 | 0 | 0 | |
| Infl1 | | | BUILDING | 147,400 | 127,600 | | |
| N_Index | | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 147,400 | 127,600 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 11/07/2019 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/7/2019 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 30 | | COMM CONDOS | LIST | 11/7/2019 | EST |
| STYLE | 3 | 1.50 | FLAT [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



BUILDING

| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 155,134 | | | |
|------------|-------|------------|-------|----------------|----|-------------|------|---|-----|---|----------------|-------|------|-----------|---------|----------------|---------|------------|-------|-----------|
| NET AREA | 1,020 | DETAIL ADJ | 1.000 | COMPLEX | 66 | CANAL PLACE | 0.80 | A | BFA | L | BLD FLOOR AREA | 176 | 2005 | 152.09 | 26,768 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$152 | OVERALL | 1.200 | OCCUPANCY | 1 | YEAR ROUND | 1.00 | + | BFA | L | BLD FLOOR AREA | 844 | 2005 | 152.09 | 128,365 | EXTERIOR | A | | | |
| | | | | FLOOR/LOC | 1 | FIRST FLOOR | 1.00 | | | | | | | | | | | INTERIOR | A | |
| | | | | VIEW INFL | 5 | AVERAGE | 1.00 | | | | | | | | | | | CDN/APP | A | |
| | | | | HT/CL | 2 | HOT WATER | 1.00 | | | | | | | | | | | EFF.YR/AGE | | 2005 / 17 |
| | | | | WDK/PTA/BALC | 1 | PRESENT | 1.00 | | | | | | | | | | | COND | 5 5 % | |
| | | | | PARKING | 11 | NON EXCLU | 1.00 | | | | | | | | | | | FUNC | 0 | |
| | | | | NET ADJ(%GOOD) | 0 | | 1.00 | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 5 % GD | 95 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$147,400 | | |