

Key: 17648

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.316

LEGALS

|   |  |            |    |             |              |  |
|---|--|------------|----|-------------|--------------|--|
| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION    |              |  |
| NEWMAN J NICHOLAS & KATHLEEN & JAMES TRS OF NEWKAT RE TRUST<br>1 BOWDITCH RD<br>WOODS HOLE, MA 02543-1201 |  | 52.0-92-3  |    | 4 CRANE CIR |              |  |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE  | BK-PG (Cert) |  |
| NEWMAN J NICHOLAS & KATHL   |  | 07/24/2009 | QS | 160,000     | 23914-19     |  |
| MRH PROPERTIES LLC  |  | 01/03/2007 | G  | 330,000     | 21669-125    |  |
| CATAUMET COVE LLC   |  | 01/27/2005 | G  | 1,050,000   | 19474-249    |  |


|        |            |             |      |        |            |    |        |     |
|--------|------------|-------------|------|--------|------------|----|--------|-----|
| 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    | %   |
| 07408  | 07/11/2007 | 7           | SIGN | 2,100  | 12/17/2007 | JB | 0      | 100 |

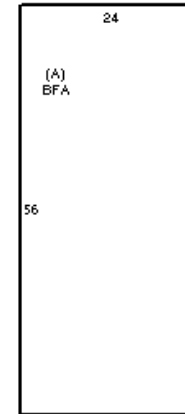
LAND

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

|         |             |        |   |      |   |          |         |          |
|---------|-------------|--------|---|------|---|----------|---------|----------|
| TOTAL   | 1.218 Acres | ZONING | 4 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    |             | NOTE   |   |      |   | LAND     | 0       | 0        |
| Infl1   |             |        |   |      |   | BUILDING | 211,600 | 203,500  |
| N_Index |             |        |   |      |   | DETACHED | 0       | 0        |
|         |             |        |   |      |   | OTHER    | 0       | 0        |
|         |             |        |   |      |   | TOTAL    | 211,600 | 203,500  |

DETACHED

|    |      |      |          |    |       |           |       |  |            |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 03/13/2020 |
|    |      |      |          |    |       |           |       |  |            |



BUILDING

|          |    |      |                    |         |           |     |
|----------|----|------|--------------------|---------|-----------|-----|
| BUILDING | CD | ADJ  | DESC               | MEASURE | 3/12/2020 | RP  |
| MODEL    | 30 |      | COMM CONDOS        | LIST    | 3/12/2020 | EST |
| STYLE    | 12 | 1.60 | IND CONDO [100%]   | REVIEW  |           |     |
| QUALITY  | G  | 1.15 | GOOD [100%]        |         |           |     |
| FRAME    | 4  | 1.00 | STEEL FRAME [100%] |         |           |     |

|            |       |            |       |                |           |                 |             |      |     |   |                |       |      |           |         |                      |         |           |    |
|------------|-------|------------|-------|----------------|-----------|-----------------|-------------|------|-----|---|----------------|-------|------|-----------|---------|----------------------|---------|-----------|----|
| YEAR BLT   | 2008  | SIZE ADJ   | 1.000 | ELEMENT        | CD        | DESCRIPTION     | ADJ         | S    | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN            | 220,421 |           |    |
| NET AREA   | 1,344 | DETAIL ADJ | 1.000 | COMPLEX        | 79        | CRANE CIRCLE    | 0.75        | A    | BFA | L | BLD FLOOR AREA | 1,344 | 2008 | 164.00    | 220,421 | CONDITION ELEM CD    |         |           |    |
| \$NLA(RCN) | \$164 | OVERALL    | 1.200 | OCCUPANCY      | 1         | YEAR ROUND      | 1.00        |      |     |   |                |       |      |           |         | EXTERIOR             | A       |           |    |
| CAPACITY   |       |            | UNITS | ADJ            | FLOOR/LOC | 1               | FIRST FLOOR | 1.00 |     |   |                |       |      |           |         | INTERIOR             | A       |           |    |
| ROOMS      | 0     | 1.00       |       | VIEW INFL      | 5         | AVERAGE         | 1.00        |      |     |   |                |       |      |           |         | CDN/APP              | A       |           |    |
| BEDROOMS   | 0     | 1.00       |       | HT/CL          | 7         | FLOOR/WALL UNIT | 1.00        |      |     |   |                |       |      |           |         | EFF.YR/AGE 2008 / 14 |         |           |    |
| BATHROOMS  | 0     | 1.00       |       | WDK/PTA/BALC   | 2         | NOT PRESENT     | 1.00        |      |     |   |                |       |      |           |         | COND                 | 4 4 %   |           |    |
| HALFBATHS  | 0     | 1.00       |       | PARKING        | 2         | OUTDOOR 2 SPACE | 1.00        |      |     |   |                |       |      |           |         | FUNC                 | 0       |           |    |
| FIREPLACES | 0     | 1.00       |       | NET ADJ(%GOOD) | 0         |                 | 1.00        |      |     |   |                |       |      |           |         | ECON                 | 0       |           |    |
|            |       |            |       |                |           |                 |             |      |     |   |                |       |      |           |         |                      | DEPR    | 4 % GD    | 96 |
|            |       |            |       |                |           |                 |             |      |     |   |                |       |      |           |         |                      | RCNLD   | \$211,600 |    |