

Key: 1784

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.799

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BATSTONE LLC 100-1 DOMINO DR CONCORD, MA 01742				11.0-6-0				20 HERRING POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BATSTONE LLC				11/13/2020	L	305,000	33466-249				
A J MICHAEL REALTY LLC				01/30/2017	E		30269-16				
TOWN OF BOURNE				10/26/2015	L		29226-173				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01610	10/03/2001	4	DETACH.STRUC	480	01/23/2002	TL	100	100

LAND

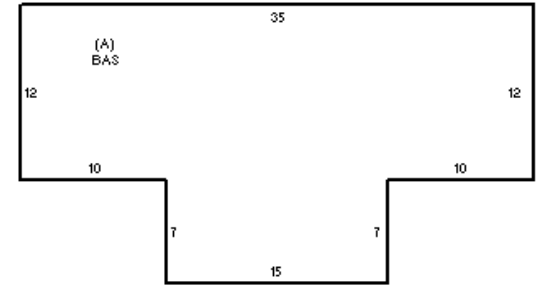
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	3	1.00	100	1.00	100	1.00	341,765	0.64	A	1.00	CEX	1.45		404,780
300	A	0.093	3	1.00	100	1.00	100	1.00	23,635	1.00	A	1.00	CEX	1.45		2,200

TOTAL	1.930 Acres	ZONING	2	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE views of canal / 8-2021 asking \$550K for land	LAND	407,000	360,200			
Infl1	AVG		BUILDING	39,800	35,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	446,800	395,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 8			0.00	

PHOTO 01/23/2002



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/17/2019	EST
STYLE	18	0.65	CABIN [100%]	REVIEW	8/5/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	58,494				
NET AREA	525	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	525	1940	104.10	54,651	CONDITION ELEM	CD				
\$NLA(RCN)	\$111	OVERALL	0.470	EXT COVER	1	WOOD SHINGLE	1.02		F11	O	FPL 1S 10P	1		3,843.80	3,844	EXTERIOR	F				
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	F		
				ROOF COVER	1	ASPH/COMP SHIN	1.00											KITCHEN	F		
				FLOOR COVER	5	VINYL	1.00											BATHS	F		
				INT. FINISH	2	DRYWALL	1.00											HEAT			
				HEATING/COOLING	13	NONE	0.80											ELECT			
				FUEL SOURCE	8	NONE	1.00											EFF.YR/AGE	1987 / 35		
				USE	0		1.00											COND	32 32 %		
																				FUNC	0
																				ECON	0
																				DEPR	32 % GD 68
																				RCNLD	\$39,800