Key: 1844

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,864

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARWOOD THOMAS F 25 CANAL ST UNIT A2 SAGAMORE BEACH, MA 02562	11.0-31-2	25-A2 CANAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARWOOD THOMAS F	06/30/2021	QS	250,000	34261-211
RUGGIERO PETER	01/30/2007	QS	140,000	21736-340
LYNCH MICHAEL	05/26/1994	E	1	9209-272

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

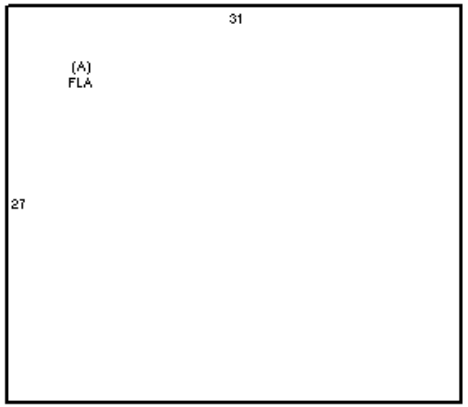
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL	1.612 Acres	ZONING	1	FRNT	0
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	257,800	240,800
DETACHED	0	0
OTHER	0	0
TOTAL	257,800	240,800



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/27/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		RES CONDO
STYLE	8	1.00	CONV APTS [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/19/2019	RP
LIST	6/19/2019	EST
REVIEW	3/15/2022	RP

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	837	DETAIL ADJ	1.000
$NLA(RCN)	$342	OVERALL	1.500

CAPACITY	UNITS	ADJ
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
HALFBATHS	0	1.00
FIREPLACES	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	9	HUNTERS BROOK 1	1.05
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	2	MIDDLE FLOOR	0.90
VIEW INFL	8	AVG WT VIEW	1.55
HT/CL	2	HOT WATER	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	FLA	L	LIVING AREA	837	1969	342.22	286,436

TOTAL RCN	286,436

CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	A

EFF.YR/AGE	1989 / 33		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$257,800