

Key: 1949

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.961

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION			
XIA JIN 855 WORCESTER ROAD UNIT 15A FRAMINGHAM, MA 01701						11.2-3-8			51-9 CANAL ST			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
XIA JIN						11/01/2002	QS	160,000	15846-268			
BRENNAN MAUREEN M						07/06/1993	XX		8669-271			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16469	06/08/2016	2	ADDITIONS	3,500	08/22/2016		100	100
16145	03/02/2016	15	INSULATE/WEA	2,435			100	100
03945	12/30/2003	3	ALT/RENO	3,500	08/03/2005	MJ	100	100

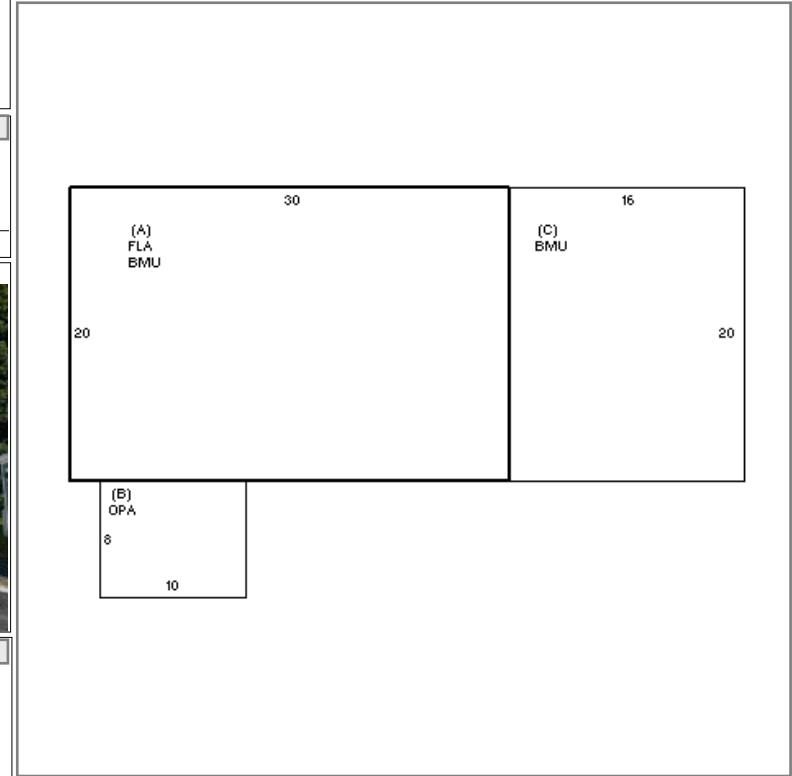
LAND

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

TOTAL	1.630 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	
Infl1			BUILDING	300,500	268,900		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	300,500	268,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2023	TL
MODEL	10		RES CONDO	LIST	9/21/2023	EST
STYLE	5	1.10	1-FAMILY [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	375.676
NET AREA	600	DETAIL ADJ	1.000	COMPLEX	11	SHIPS WAY	2.05	+	BMU	N	BSMT UNF	920		32.10	29,527		
\$NLA(RCN)	\$626	OVERALL	2.450	OCCUPANCY	1	YEAR ROUND	1.00	A	FLA	L	LIVING AREA	600	1900	570.48	342,287		
				FLOOR/LOC	1	FIRST FLOOR	1.00	B	OPA	N	OPEN PORCH ATTA	80		48.27	3,861		
				VIEW INFL	6	AVG WT INFL	1.30										
				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										
CAPACITY		UNITS	ADJ														
ROOMS		4	1.00														
BEDROOMS		2	1.00														
BATHROOMS		2	1.00														
HALFBATHS		0	1.00														
FIREPLACES		0	1.00														
																EFF.YR/AGE	1960 / 62
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$300,500