Key: 1952

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,964

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PEARSON GARY P 46 COCHITUATE RD #309 FRAMINGHAM, MA 01701-7965	11.2-3-11	51-12 CANAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PEARSON GARY P	07/30/2001	QS	119,000	14086-185
HARVEY RALPH &	10/25/1994	QS	52,000	9417-201

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		13	OTHER		05/02/2018	BC	100	100
07564	09/17/2007	3	ALT/RENO	135,900	11/05/2008	JB	100	100
07563	09/17/2007	5	DEMOLITIONS		11/05/2008	JB	100	100
960341	07/26/1996	4	DETACH.STRUC	700	09/22/1997	PAM	100	100
950241	05/22/1995	3	ALT/RENO	1,000	09/22/1997	PAM	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

Nbhd
Infl1
N_Index

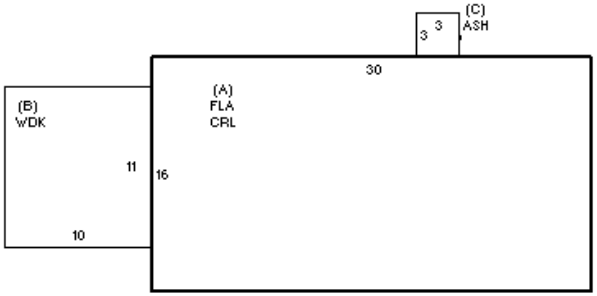
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	260,700	230,600
DETACHED	0	0
OTHER	0	0
TOTAL	**260,700**	**230,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8			0.00	

PHOTO 09/21/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		RES CONDO
STYLE	5	1.10	1-FAMILY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/21/2023	TL
LIST	9/21/2023	EST
REVIEW		

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	480	DETAIL ADJ	1.000
$NLA(RCN)	$679	OVERALL	2.700

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

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	11	SHIPS WAY	2.05
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	8	AVG WT VIEW	1.55
HT/CL	1	FORCED AIR	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	CRL	N	CRAWL	480		32.13	15,422
A	FLA	L	LIVING AREA	480	1900	635.04	304,819
B	WDK	N	WOODDECK	110		48.60	5,346
C	ASH	N	ATTACHED SHED	9		26.70	240

TOTAL RCN 325,828

CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A

EFF.YR/AGE 1960 / 62

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $260,700