

Key: 2010

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.019

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CURRENT OWNER				PARCEL ID				LOCATION			
HOWARD EDWIN E & GIOHRA TRS C/O CANAL VIEW APARTMENTS LLC 126A PLEASANT VALLEY ST SUITE 4 METHUEN, MA 01844				11.4-58-0				860 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CANAL VIEW APARTMENTS LLC				06/26/2023	QS	9,000,000	35861-199				
HOWARD EDWIN E & GIOHRA T				01/18/1994	F	1	9006-93				

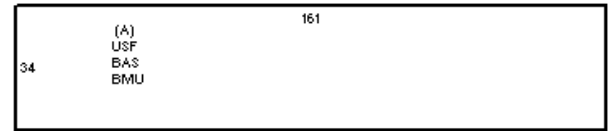
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1120	100	APT - MORE THAN 8 UT				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-361	11/28/2023	3	ALT/RENO	20,000			0	0
B-23-362	11/28/2023	3	ALT/RENO	20,000			0	0
B-23-378	11/28/2023	3	ALT/RENO	20,000			0	0
B-23-379	11/28/2023	3	ALT/RENO	20,000			0	0
B-23-365	11/22/2023	3	ALT/RENO	20,000			0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	40 APT	1.00	100	1.00	100	1.00	A	1.00	APV	1.80	2,649,600

TOTAL	4.030 Acres		ZONING	FRNT	591	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS		N O T E	Also 376' frontage on Adams St		LAND	2,649,600	1,960,000
Infl1	AVG			BUILDING	1,918,000	833,600		
N_Index	AVG			DETACHED	21,200	19,500		
				OTHER	3,953,400	1,581,000		
					TOTAL	8,542,200	4,394,100	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		24,000	1.20	20,200
SHF	A	1.00	70 0.30 10 X 10	1999	100	16.90	500
SHF	A	1.00	70 0.30 10 X 10	1999	100	16.90	500
SHF	A	1.00	30 0.70 8 X 10			17.61	



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BUILDING	CD	ADJ	DESC	MEASURE	5/1/2018	BC
MODEL	5		CIM-5	LIST	5/1/2018	BC
STYLE	13	3.35	APARTMENTS CV [100%]	REVIEW	2/19/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,018,947		
NET AREA	10,948	DETAIL ADJ	3.277	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	5,474		18.68	102,233	CONDITION ELEM	CD		
\$NLA(RCN)	\$184	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	5,474	2017	189.47	1,037,183			EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	5,474	2017	160.67	879,531			INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
				FLOOR COVER	1	HARDWOOD	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				NAF	100	100	1.00												
																	EFF.YR/AGE	2017 / 5	
																	COND	5 5 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	5 % GD 95	
																	RCNLD	\$1,918,000	

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LEGAL

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1120	100	APT - MORE THAN 8 UT				3	3 of 4
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	1,317,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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PHOTO	04/20/2017
34	(A) USF BAS
	161

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2018	BC
MODEL	5		CIM-5	LIST	5/1/2018	EST
STYLE	13	3.35	APARTMENTS CV [100%]	REVIEW	2/19/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	10,948	DETAIL ADJ	3.245
\$NLA(RCN)	\$163	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	5,474	1900	176.04	963,650
EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	5,474	1900	149.28	817,175
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
NAF	100	100	1.00								

TOTAL RCN	1,780,825
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$1,317,800

