

Key: 2013

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.025

LEG
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LAND

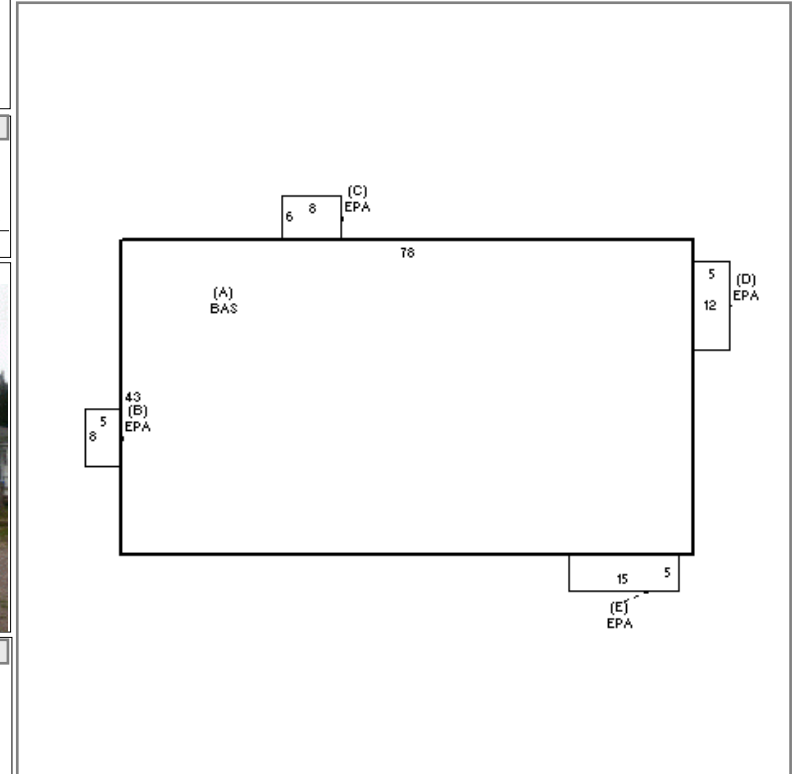
CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTMAS PLAZA TRUST LLC 231 WILLOW STREET YARMOUTHPORT, MA 02675				11.4-62-0				38 ADAMS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHRISTMAS PLAZA TRUST LLC				12/31/2019	T	410,000	32594-94				
PRETE CHARLES J & BOONSOM				08/03/1993	J	1	08711-00139				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1050	100	THREE-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
D-22-27	10/26/2022	5	DEMOLITIONS	20,000	03/20/2023	TL	0 0
D-22-21	09/21/2022	3	ALT/RENO	18,650	12/08/2022	TL	100 100
13876	12/13/2013	15	INSULATE/WEA	6,878	05/17/2018	BC	100 100
12621	09/10/2012	15	INSULATE/WEA	2,200	05/17/2018	BC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,671	2	1.00	100 1.00	212,130	1.90	A	1.00	R04	0.90	163,220

TOTAL	17,685 SF	ZONING	1	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	163,200	144,500
Infl1	AVG		LAND	471,100	394,200			
N_Index	AVG		DETACHED	18,300	17,400			
			OTHER	0	0			
						TOTAL	652,600	556,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 13X19		260	46.93	6,100
DGF	A	1.00	A 0.75 20X20		400	40.60	12,200



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/6/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1915	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	673,028	
NET AREA	3,354	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	3,354	1915	189.80	636,574	CONDITION ELEM	CD	
\$NLA(RCN)	\$201	OVERALL	1.160	EXT COVER	4	VINYL	1.00	+	EPA	N	ENCLOSED PORCH	223		75.29	16,790	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.02		FIX	O	XTRA FIXTURES	8		2,458.01	19,664	INTERIOR	F	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	F	
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	F	
				INT. FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		14	1.00															
BEDROOMS		8	1.00															
BATHROOMS		3	1.00															
FIXTURES		13	1.00															
GARAGE CAPACITY		0	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		3	1.10															
																EFF.YR/AGE	1989 / 33	
																COND	30 30 %	
																FUNC	0	
																ECON	0	
																DEPR	30 % GD 70	
																RCNLD	\$471,100	