

Key: 2014

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.026


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CHRISTMAS PLAZA TRUST LLC 231 WILLOW STREET YARMOUTHPORT, MA 02675				11.4-63-0				44 ADAMS ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHRISTMAS PLAZA TRUST LLC				07/31/2014	V	625,000	28297-214					
MCCARTHY KEVIN J TR OF TH				02/25/2004	F	100	18251-280					
MCCARTHY KEVIN J				12/04/2002	QS	310,000	16027-174					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,077	2	1.00	100	1.00	100	1.00	R04	0.90		152,500

LAND

TOTAL	10,077 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E Residential Address: 44-46-48 Adams/Retail Store: 17 Cranberry Hwy NOW 11.4/133. Also 73' frontage on Cranberry Hwy	LAND	152,500	135,000		
Infl1	AVG		BUILDING	542,300	473,100		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		694,800	608,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/18/2021
									

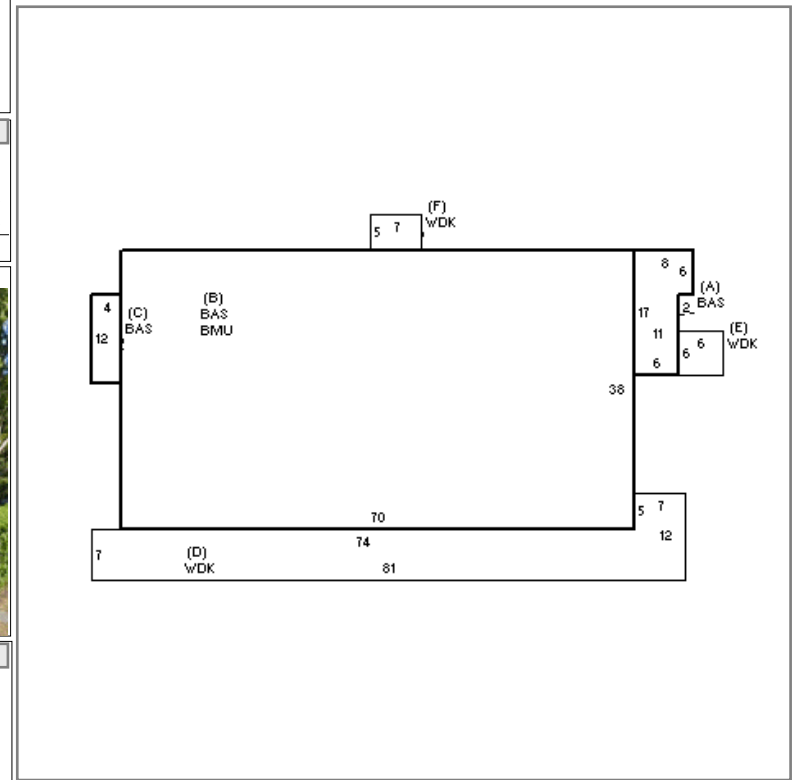
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/18/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/18/2021	EST
STYLE	7	0.99	CONVENTIONAL [94%]	REVIEW	7/14/2023	RP
QUALITY	A	1.00	AVERAGE [94%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	661,345	
NET AREA	2,822	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	162	1920	189.84	30,754	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.151	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	2,660		31.75	84,445	EXTERIOR	G	
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	2,660	1920	189.84	504,966	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	673		24.66	16,595	KITCHEN	A	
				FLOOR COVER	12	OTHER	1.00		FIX	O	XTRA FIXTURES	10		2,458.52	24,585	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		15	1.00															
BEDROOMS		6	1.00															
BATHROOMS		3	1.00															
FIXTURES		15	1.00															
GARAGE CAPACITY		0	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		3	1.10															

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-22-26	10/26/2022	5	DEMOLITIONS	25,000	03/20/2023	TL	0	0
D-22-22	08/26/2022	3	ALT/RENO	18,650	03/20/2023	TL	0	0
03528	08/05/2003	3	ALT/RENO	4,000	05/05/2004	MJ	100	100
03136	03/20/2003	3	ALT/RENO	1,920	05/05/2004	MJ	100	100



BLDG COMMENTS

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$542,300	