

Key: 2063

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.073

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CURRENT OWNER		PARCEL ID		LOCATION		
MEEHAN BRIAN PO BOX 703 SANDWICH, MA 02563		11.4-116-0		45 ADAMS ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MEEHAN BRIAN		03/25/2016	L	168,475	29535-83	
FEDERAL NATIONAL MORT ASS		10/16/2015	L	178,838	29207-117	
BOUCHER JOHN M &		05/28/2004	QS	235,000	18658-222	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

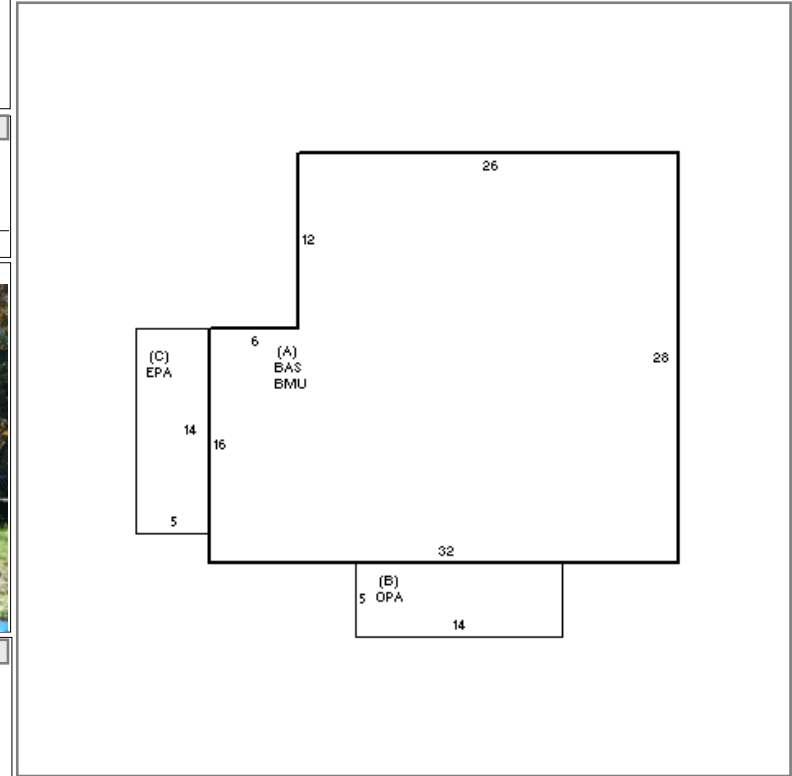
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	8,994	2	1.00	100	1.00	100	1.00	212,130	3.45	A	1.00	R04	0.90									150,960

TOTAL	8,973 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E				LAND	151,000	133,600
Infl1	AVG		LAND	180,100	159,300			
N_Index	AVG		DETACHED	9,700	9,300			
			OTHER	0	0			
						TOTAL	340,800	302,200

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	A 0.75	16 X 20		320	40.60	9,700



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BUILDING	CD	ADJ	DESC	MEASURE	9/14/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/14/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/14/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	236,953	
NET AREA	824	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	824		38.31	31,567	CONDITION ELEM	CD	
\$NLA(RCN)	\$288	OVERALL	1.030	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	824	1910	208.34	171,671	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.02	B	OPA	N	OPEN PORCH	70		80.52	5,637	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	70		106.52	7,456	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	448		46.03	20,622	BATHS	A	
				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											
																EFF.YR/AGE	1995 / 27	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$180,100	