**Key: 2130**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,141

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CROMBIE ALAN D TR<br>CROMBIE FAMILY IRR TRUST<br>918 KING STREET<br>RAYNHAM, MA 02767 | 12.1-39-8 | 67 CANAL ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CROMBIE ALAN D TR | 10/05/2012 | F | 100 | 26737-247 |
| CROMBIE HENRY P ETUX | 06/13/2003 | QS | 169,000 | 17079-211 |
| AKSTIN JOSEPH J & | 11/16/2000 | QS | 100,000 | 13370-121 |

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

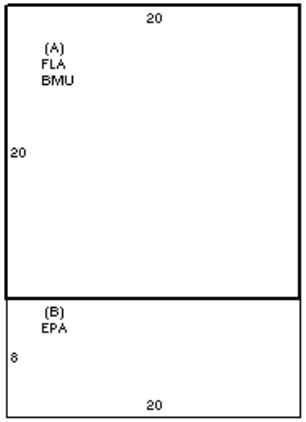
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 04111 | 03/08/2004 | 3 | ALT/RENO | | 07/03/2006 | MJ | 0 | 100 |
| 930474 | 10/04/1996 | 3 | ALT/RENO | | 09/22/1997 | PAM | 0 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

| TOTAL | 2.900 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | | | |
| Infl1 | | | | | |
| N_Index | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 222,300 | 196,700 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **222,300** | **196,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/11/2023

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 | 9/21/2021 | RP |
| LIST | 9/21/2021 | EST |
| REVIEW | 9/21/2021 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1930 | SIZE ADJ | 1.000 |
| NET AREA | 400 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $695 | OVERALL | 2.650 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| HALFBATHS | 0 | 1.00 |
| FIREPLACES | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 7 | CANAL SIDE | 2.10 |
| OCCUPANCY | 2 | SEASONAL | 0.85 |
| FLOOR/LOC | 1 | FIRST FLOOR | 1.00 |
| VIEW INFL | 7 | GOOD WT INFL | 1.60 |
| HT/CL | 1 | FORCED AIR | 1.00 |
| WDK/PTA/BALC | 1 | PRESENT | 1.00 |
| PARKING | 11 | NON EXCLU | 1.00 |
| NET ADJ(%GOOD) | 100 | 100 %RG | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNF | 400 | | 34.72 | 13,886 |
| A | FLA | L | LIVING AREA | 400 | 1930 | 623.28 | 249,312 |
| B | EPA | N | ECLOSED PORCH A | 160 | | 91.43 | 14,628 |

| TOTAL RCN | 277,826 |
|---|---|

| 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 | | | $222,300 |