

Key: 2236

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.248

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MEROLLA CHIROPRACTIC INC PO BOX 67 FAIRHAVEN, MA 02719				12.3-26-0				904-906 SANDWICH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MEROLLA CHIROPRACTIC INC				04/25/2008	U	210,000	22859-56					
WISE MARCIA ROSSI				01/23/2006	N		20674-345					
ROSSI DOROTHY E				07/05/1990	J	25,000	10886-254					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,360	2	1.00	100	1.00	100	1.00	R06	0.90		151,480

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-194	07/19/2023	3	ALT/RENO	12,500	12/19/2017	BC	0 0
	10/24/2017	13	OTHER				100 100
	06/18/2014	3	ALT/RENO	3,500	08/28/2014		100 100

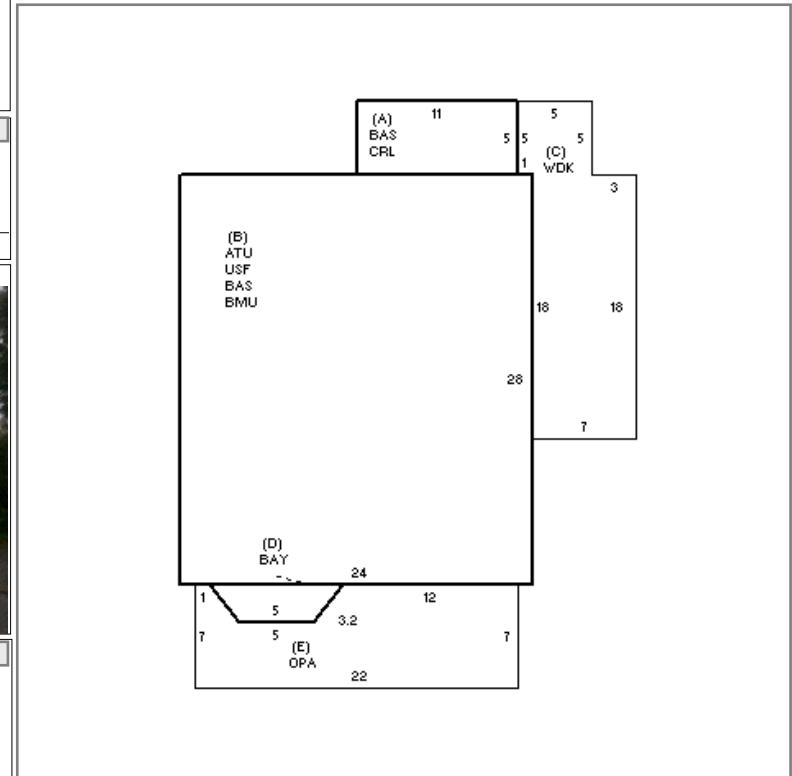
LEGAL LAND

TOTAL	9,365 SF	ZONING	1	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N abuts antique store which has a permanent tent for flea markets from March to Dec and St. Theresa's Church closed used for donated cloth etc				LAND	151,500	134,100
Infl1	AVG					BUILDING	224,000	198,200
N_Index	AVG					DETACHED	7,700	3,700
						OTHER	103,200	91,300
						TOTAL	486,400	427,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	18 X 21		378	40.60	7,700



BUILDING	CD	ADJ	DESC	MEASURE	10/24/2017	BC
MODEL	1		RESIDENTIAL	LIST	10/24/2017	BC
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/27/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1904	SIZE ADJ	1.015
NET AREA	1,417	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	55		36.85	2,027
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	727	1904	221.93	161,342
ROOF SHAPE	2	HIP	1.02	B	BMU	N	BSMT UNFINISHED	672		49.53	33,281
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	672	1904	116.99	78,615
FLOOR COVER	1	HARDWOOD	1.02	B	ATU	N	ATTIC UNF	672		44.94	30,197
INT. FINISH	1	PLASTER	1.00	C	WDK	N	WOOD DECK	151		37.64	5,683
HEATING/COOLING	2	HOT WATER	1.02	D	BAY	L	BAYWINDOW	18	1904	194.86	3,507
FUEL SOURCE	1	OIL	1.00	E	OPA	N	OPEN PORCH	137		73.82	10,114
USE	0		1.00		FIX	O	XTRA FIXTURES	2		2,291.15	4,882

TOTAL RCN	329,348	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	P	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$224,000	

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
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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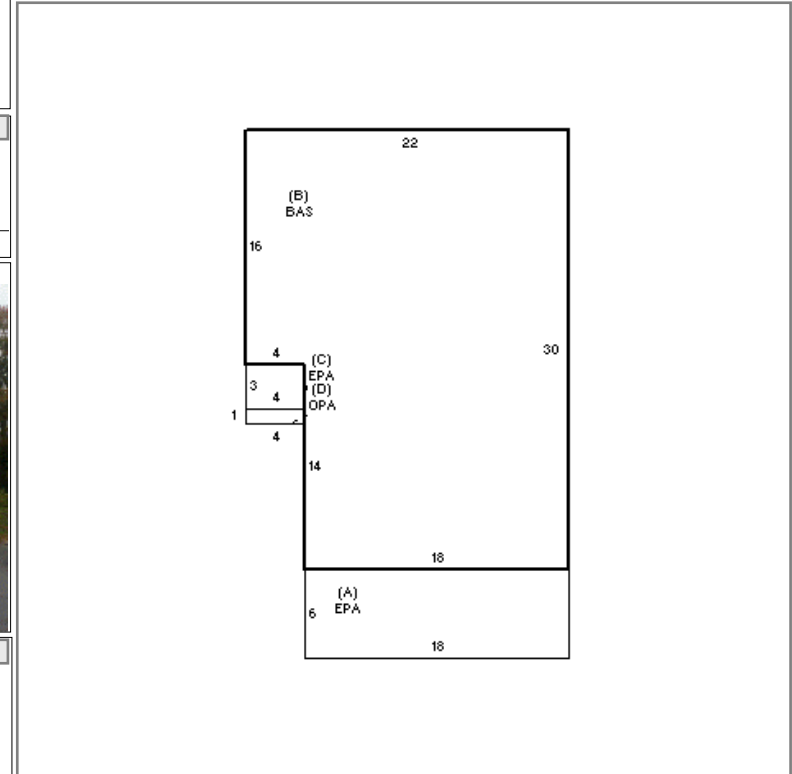
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	103,200	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2017	BC
MODEL	1		RESIDENTIAL	LIST	10/24/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/27/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	135,734	
NET AREA	604	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	EPA	N	ENCLOSED PORCH	120		80.56	9,667	CONDITION ELEM	CD	
\$NLA(RCN)	\$225	OVERALL	0.960	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	604	1925	201.98	121,998	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	4		93.03	372	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CPC	O	CAPE CELLAR	1		3,697.50	3,698	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02									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	\$103,200