Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,328

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC **42 DUBLIN DR** **PLYMOUTH, MA 02360**	**12.3-101-0**	**1025 SANDWICH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
QUEST PROPERTIES LLC	02/29/2016	V	850,000	29478-268
GAY JOHN W ETUX	10/23/2013	F	1	27775-103
GAY JOHN W JR & CAROL A G	08/16/1988	XX		6396-271

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	**100**	**APT - 4 TO 8 UNITS**		**1**	**1 of 7**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15896	10/08/2015	3	ALT/RENO	2,400	04/27/2018	KT	100	100
03504	07/31/2003	3	ALT/RENO	1,800	09/08/2004	MJ	100	100
970566	11/04/1997	3	ALT/RENO	15,000	01/01/1998	PAM	100	100
970018	01/14/1997	3	ALT/RENO	8,000	07/16/2001	EB	100	100
920077	02/28/1992	3	ALT/RENO	2,500	02/04/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	8	APT 1.00	100 1.00	100 1.00	36,800	1.00	A 1.00	APA 1.00			294,400

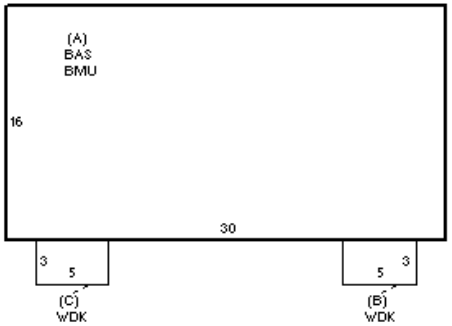
TOTAL	30,013 SF	ZONING		FRNT	50
Nbhd	APTS	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	294,400	245,000
BUILDING	119,200	105,400
DETACHED	3,000	2,800
OTHER	227,600	201,300
TOTAL	**644,200**	**554,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			5,000	1.20	3,000

PHOTO 04/29/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	11	1.05	DUPLEX [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	EST

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	480	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	480		50.63	24,305
A	BAS	L	BASE AREA	480	1940	238.85	114,650
+	WDK	N	WOOD DECK	30		69.74	2,092
	FIX	O	XTRA FIXTURES	5		2,342.56	11,713

TOTAL RCN	152,759

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$119,200

Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,329

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360	12.3-101-0	1025 SANDWICH RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	APT - 4 TO 8 UNITS		2	2 of 7

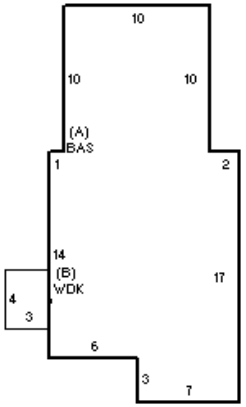
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	41,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	RP

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	303	DETAIL ADJ	1.000
$NLA(RCN)	$169	OVERALL	0.770

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.02
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	303	1940	167.20	50,661
B	WDK	N	WOOD DECK	12		54.42	653

TOTAL RCN	51,314

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$41,100

Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,330

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360	12.3-101-0	1025 SANDWICH RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	APT - 4 TO 8 UNITS		3	3 of 7

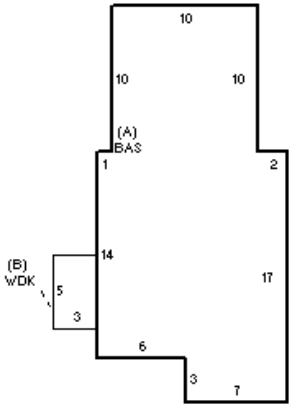
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

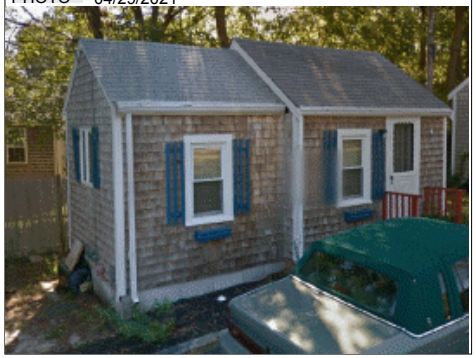
ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	39,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	303	DETAIL ADJ	1.000
$NLA(RCN)	$165	OVERALL	0.750

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	303	1930	162.85	49,345
B	WDK	N	WOOD DECK	15		53.00	795

TOTAL RCN	50,140
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$39,100

Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,331

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360	12.3-101-0	1025 SANDWICH RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	APT - 4 TO 8 UNITS		4	4 of 7

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

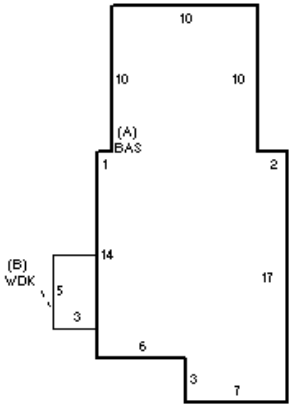
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	39,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	303	DETAIL ADJ	1.000
$NLA(RCN)	$165	OVERALL	0.750

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	303	1930	162.85	49,345
B	WDK	N	WOOD DECK	15		53.00	795

TOTAL RCN	50,140
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$39,100

Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,332

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360	12.3-101-0	1025 SANDWICH RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	APT - 4 TO 8 UNITS		5	5 of 7

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

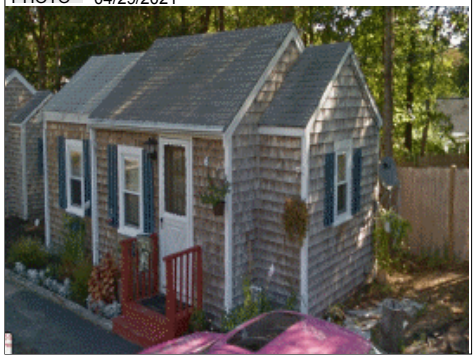
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

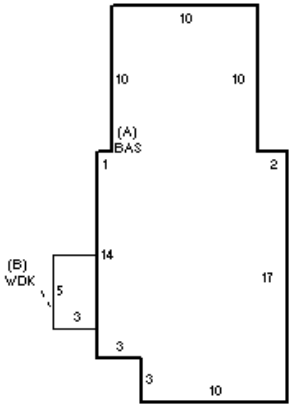
ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	40,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2021





BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	312	DETAIL ADJ	1.000
$NLA(RCN)	$165	OVERALL	0.750

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	312	1930	162.85	50,810
B	WDK	N	WOOD DECK	15		53.00	795

TOTAL RCN	51,605

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$40,300

Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,333

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360	12.3-101-0	1025 SANDWICH RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	APT - 4 TO 8 UNITS		6	6 of 7

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

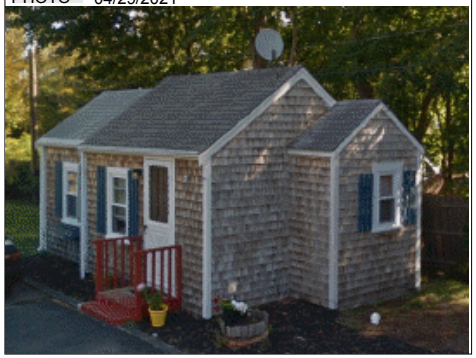
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

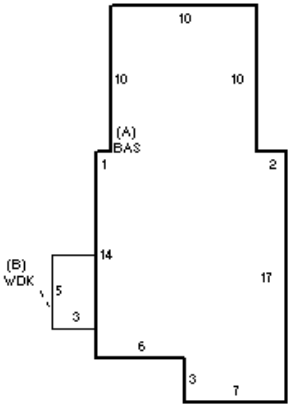
ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	39,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2021





BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	303	DETAIL ADJ	1.000
$NLA(RCN)	$165	OVERALL	0.750

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	303	1930	162.85	49,345
B	WDK	N	WOOD DECK	15		53.00	795

TOTAL RCN	50,140
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$39,100

Key: 2307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,334

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360	12.3-101-0	1025 SANDWICH RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	APT - 4 TO 8 UNITS		7	7 of 7

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

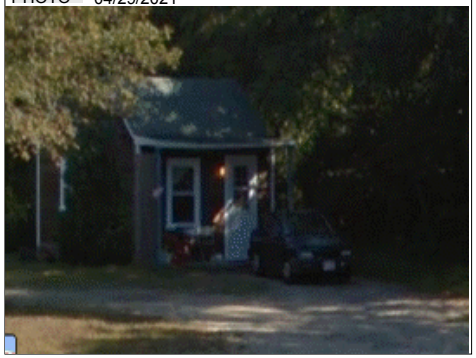
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

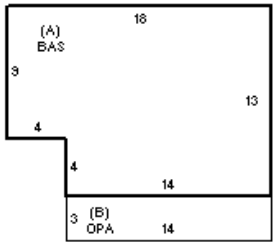
ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	28,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/29/2021





BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2021	RP
LIST	4/28/2021	EST
REVIEW	4/28/2021	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	218	DETAIL ADJ	1.000
$NLA(RCN)	$170	OVERALL	0.730

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	218	1930	158.51	34,555
B	OPA	N	OPEN PORCH	42		59.48	2,498

TOTAL RCN	37,053
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$28,900