

Key: 4029

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.115

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |         |            |  | LOCATION                |  |  |  |
|--|--|--|--|------------|---------|------------|--|-------------------------|--|--|--|
| GANEM ELIZABETH<br>75 HEAD OF THE BAY ROAD<br>BUZZARDS BAY, MA 02532 |  |  |  | 20.1-33-0  |         |            |  | 85 HEAD OF THE BAY RD   |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T       | SALE PRICE |  | BK-PG (Cert)            |  |  |  |
| GANEM ELIZABETH  |  |  |  | 11/20/2018 | V       | 370,000    |  | 31678-236               |  |  |  |
| RYAN PATRICK J &<br>BERRIAULT PATRICIA A                             |  |  |  | 02/07/2005 | G<br>XX | 339,000    |  | 19506-144<br>03121-0101 |  |  |  |

| CLASS  | CLASS% | DESCRIPTION        |             |        | BN ID      | BN | CARD   |     |
|--------|--------|--------------------|-------------|--------|------------|----|--------|-----|
| 1320   | 100    | UNDEVELOPABLE LAND |             |        |            |    | 1 of 1 |     |
| PMT NO | PMT DT | TY                 | DESC        | AMOUNT | INSP       | BY | 1st    | %   |
|        |        | 16                 | LAND REVIEW |        | 04/12/2019 | RP | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 300 | A | 0.844 4  | 1.00 | 100   | 1.00    | 13,040   | 1.00 | A    | 1.00 | R01 | 0.80       | 11,010    |

|         |           |   |          |        |       |          |         |          |
|---------|-----------|---|----------|--------|-------|----------|---------|----------|
| TOTAL   | 36,765 SF | ZONING  | 2        | FRNT   | 344   | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BBAY      | N<br>O<br>T<br>E<br>7/18; per bourne engineer, prop is currently considered undevelp as it is contiguous ownrship w/#75 Head of Bay Rd, less than 80k sf in size & impactd by flood zone. | LAND     | 11,000 | 9,700 |          |         |          |
| Infl1   | AVG       |   | BUILDING | 0      | 0     |          |         |          |
| N_Index | AVG       |   | DETACHED | 0      | 0     |          |         |          |
|         |           |   | OTHER    | 0      | 0     |          |         |          |
|         |           |   | TOTAL    | 11,000 | 9,700 |          |         |          |

DETACHED

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

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL    |    |     |      | LIST    |
| STYLE    |    |     |      | REVIEW  |
| QUALITY  |    |     |      |         |
| FRAME    |    |     |      |         |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
|          |          |            |          |            |         |         |    |             |     |   |     |   |             |       |    |           |     |



| CAPACITY | UNITS | ADJ |
|----------|-------|-----|
|          |       |     |

| TOTAL RCN  | CONDITION ELEM | CD |
|------------|----------------|----|
|            |                |    |
| EFF.YR/AGE |                |    |
| COND       |                |    |
| FUNC       |                |    |
| ECON       |                |    |
| DEPR       | % GD           |    |
| RCNLD      |                |    |