

Key: 4145

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.229

LEGALS

| CURRENT OWNER  |  |  |            |   |         | PARCEL ID                 |  |  | LOCATION    |   |            |              |  |
|--|--|--|------------|---|---------|---------------------------|--|--|-------------|---|------------|--------------|--|
| EGAN JEANNE C TR OF BLOSSOM<br>VALLEY NOMINEE TRUST II<br>PO BOX 691<br>OSTERVILLE, MA 02655 |  |  |            |   |         | 20.3-83-2                 |  |  | 271 MAIN ST |   |            |              |  |
|  |  |  |            |   |         | TRANSFER HISTORY          |  |  | DOS         | T | SALE PRICE | BK-PG (Cert) |  |
|  |  |  |            |   |         | EGAN JEANNE C TR OF BLOSS |  |  | 05/25/2007  | V | 225,000    | 22059-56     |  |
| BAIRD JEROME W TR OF MAIN  |  |  | 02/07/2007 | N |         | 21762-286                 |  |  |             |   |            |              |  |
| TOBIN ALBERT G TR OF   |  |  | 04/01/1988 | G | 130,000 | 6197-296                  |  |  |             |   |            |              |  |

| CLASS      | CLASS%     | DESCRIPTION |          |        | BN ID      | BN | CARD   |     |
|------------|------------|-------------|----------|--------|------------|----|--------|-----|
| 3430       | 100        | BUS CONDOS  |          |        |            | 1  | 1 of 1 |     |
| PMT NO     | PMT DT     | TY          | DESC     | AMOUNT | INSP       | BY | 1st    | %   |
| EXB-20-250 | 09/09/2020 | 3           | ALT/RENO | 7,000  | 04/23/2021 |    | 100    | 100 |
| H717       | 08/13/2020 | 13          | OTHER    |        | 04/23/2021 |    | 100    | 100 |
| 191080     | 11/22/2019 | 13          | OTHER    | 32,500 | 04/23/2021 |    | 100    | 100 |
| 07641      | 10/17/2007 | 3           | ALT/RENO | 65,000 | 04/11/2008 | JB | 100    | 100 |
| 02374      | 06/13/2002 | 7           | SIGN     | 600    | 06/03/2003 | MJ | 100    | 100 |

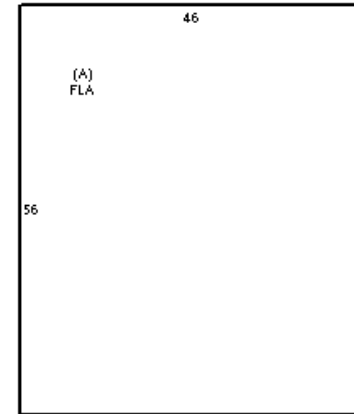
LAND

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

|         |           |        |          |         |          |         |          |
|---------|-----------|--------|----------|---------|----------|---------|----------|
| TOTAL   | 20,038 SF | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    |           | NOTE   | LAND     | 0       | 0        | 0       |          |
| Infl1   |           |        | BUILDING | 751,800 | 568,500  |         |          |
| N_Index |           |        | DETACHED | 1,900   | 1,800    |         |          |
|         |           |        | OTHER    | 0       | 0        |         |          |
|         |           |        | TOTAL    | 753,700 | 570,300  |         |          |

DETAILED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SM2 | A    | 1.00 | 10 0.90  |    | 50    | 42.40     | 1,900 |



BUILDING

| BUILDING | CD | ADJ  | DESC               | MEASURE | 4/23/2021 | TL  |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL    | 10 |      | RES CONDO          | LIST    | 4/23/2021 | EST |
| STYLE    | 10 | 1.65 | OFFICE CONDO [81%] | REVIEW  | 8/23/2023 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]     |         |           |     |
| FRAME    | 2  | 1.00 | MASONARY [100%]    |         |           |     |

BLDG COMMENTS

LOADING

| YEAR BLT   | 1955  | SIZE ADJ   | 1.000 | ELEMENT        | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 854,315 |            |            |
|------------|-------|------------|-------|----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 3,162 | DETAIL ADJ | 1.000 | COMPLEX        | 38 | LEE SIDE CONDO  | 0.80 | A | FLA | L | LIVING AREA     | 2,576 | 1955 | 290.28    | 747,771 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$270 | OVERALL    | 1.452 | OCCUPANCY      | 1  | YEAR ROUND      | 1.00 |   | USF | L | UPPER STORY FIN | 586   | 1955 | 126.47    | 74,112  | INTERIOR       | G       |            |            |
|            |       |            |       | FLOOR/LOC      | 3  | TOP FLOOR       | 1.00 |   | BMU | N | BSMT UNF        | 1,705 |      | 19.02     | 32,432  | KITCHEN        | G       |            |            |
|            |       |            |       | VIEW INFL      | 5  | AVERAGE         | 1.00 |   |     |   |                 |       |      |           |         | BATHS          | G       |            |            |
|            |       |            |       | HT/CL          | 11 | CENTRAL AIR     | 1.00 |   |     |   |                 |       |      |           |         | EXTERIOR       | A       |            |            |
|            |       |            |       | WDK/PTA/BALC   | 1  | PRESENT         | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | PARKING        | 2  | OUTDOOR 2 SPACE | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | NET ADJ(%GOOD) | 0  |                 | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                |    |                 |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1983 / 39  |
|            |       |            |       |                |    |                 |      |   |     |   |                 |       |      |           |         |                |         | COND       | 12 12 %    |
|            |       |            |       |                |    |                 |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                |    |                 |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                |    |                 |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 12 % GD 88 |
|            |       |            |       |                |    |                 |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$751,800  |