

Key: 4182

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.265

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION				
CARROLL RONALD T & JOHN F TRS OF MOLLY REALTY TRUST P O BOX 19 WHITE HORSE BEACH, MA 02381-0019						20.3-114-7			270-7 MAIN ST				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						CARROLL RONALD T & JOHN F			12/22/1986	XX		(C22-27)	

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	%
18713	08/22/2018	7	SIGN	1,600			0	0
13201	04/03/2013	7	SIGN	500	04/30/2014	JB	0	100

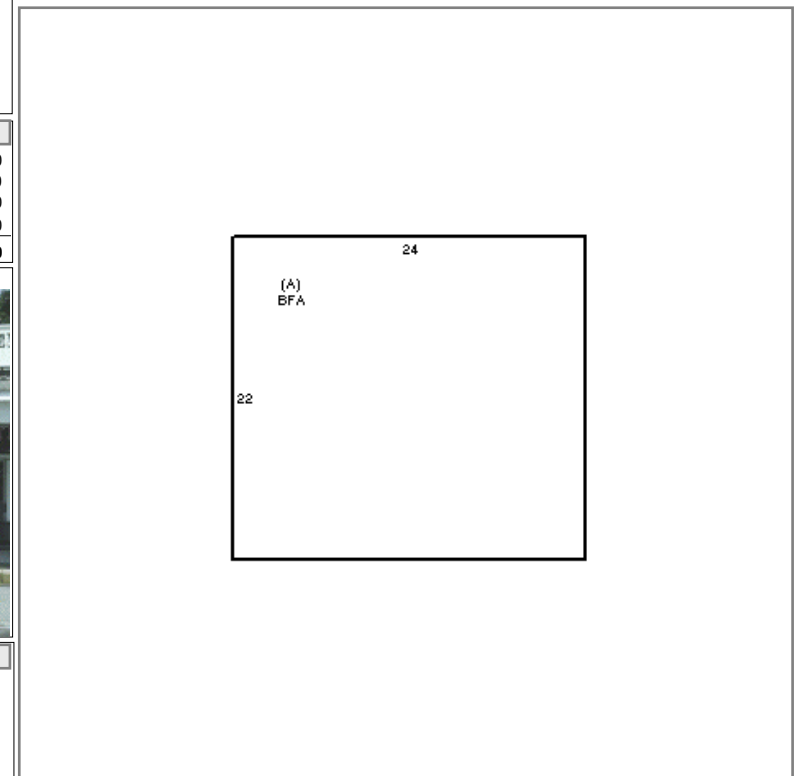
LAND

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

TOTAL	37,897 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE 7-2019 Quality changed to Avg. Consistent with complex	LAND	0	0	0	
Infl1			BUILDING	100,300	96,400		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	100,300	96,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2019	RP
MODEL	30		COMM CONDOS	LIST	7/8/2019	RP
STYLE	11	2.00	RETAIL CONDO [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	528	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.200
CAPACITY		UNITS	ADJ
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	0	1.00	
HALFBATHS	0	1.00	
FIREPLACES	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	35	270 MAIN ST	0.60
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	1	FORCED AIR	1.00
WDK/PTA/BALC	2	NOT PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BFA	L	BLD FLOOR AREA	528	1986	188.17	99,353
	BMU	N	BSMT UNF	520		20.88	10,858

TOTAL RCN	110,210
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	1993 / 29
COND	99%
FUNC	0
ECON	0
DEPR	9% GD 91
RCNLD	\$100,300