

Key: 4183

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.266

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION				
CARROLL RONALD T & JOHN F CARROLL TR OF MOLLY REALTY TRUST P O BOX 19 WHITE HORSE BEACH, MA 02381-0019						20.3-114-8			270-8 MAIN ST				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						CARROLL RONALD T &			12/22/1986	XX		N/A-N/A	

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	%	

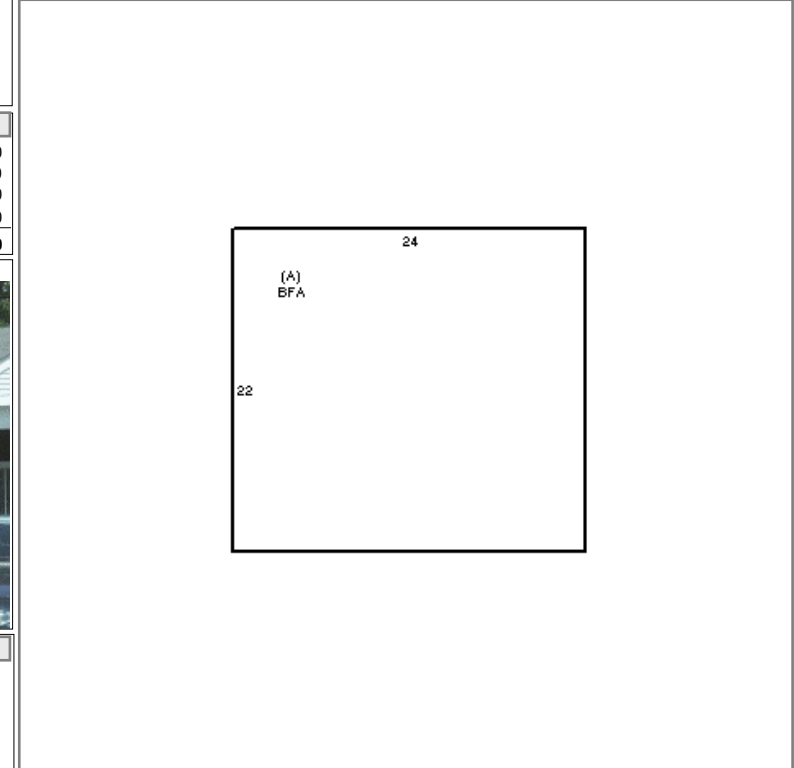
LAND

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	LAND	0	0	0	
Infl1			BUILDING	98,000	94,300		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	98,000	94,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	110,148		
NET AREA	528	DETAIL ADJ	1.000	COMPLEX	35	270 MAIN ST	0.60	A	BFA	L	BLD FLOOR AREA	528	1986	188.17	99,353	CONDITION ELEM	CD		
\$NLA(RCN)	\$209	OVERALL	1.200	OCCUPANCY	1	YEAR ROUND	1.00		BMU	N	BSMT UNF	517		20.88	10,795	EXTERIOR	A		
				FLOOR/LOC	1	FIRST FLOOR	1.00											INTERIOR	A
				VIEW INFL	5	AVERAGE	1.00											CDN/APP	A
				HT/CL	1	FORCED AIR	1.00											EFF.YR/AGE	1986 / 36
				WDK/PTA/BALC	2	NOT PRESENT	1.00											COND	11 11 %
				PARKING	1	OUTDOOR 1 SPACE	1.00											FUNC	0
				NET ADJ(%GOOD)	100	100 %RG	1.00											ECON	0
																	DEPR	11 % GD 89	
																	RCNLD	\$98,000	