

Key: 4188

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.269

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BTV LLC PO BOX 1808 PLYMOUTH, MA 02360				20.3-115-0				270-R MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BTV LLC				01/04/2022	F	100 (228776)					
HOWELL GREGORY J & HAYDEN DENNIS ETUX				02/28/2005	QS	415,000 (175988)					
				11/07/2003	QS	300,000 (171168)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	APT - 4 TO 8 UNITS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-244 920147	04/03/2021	3	ALT/RENO	10,000			100	100
	04/08/1992	7	SIGN	160	02/04/1993	JS	100	100

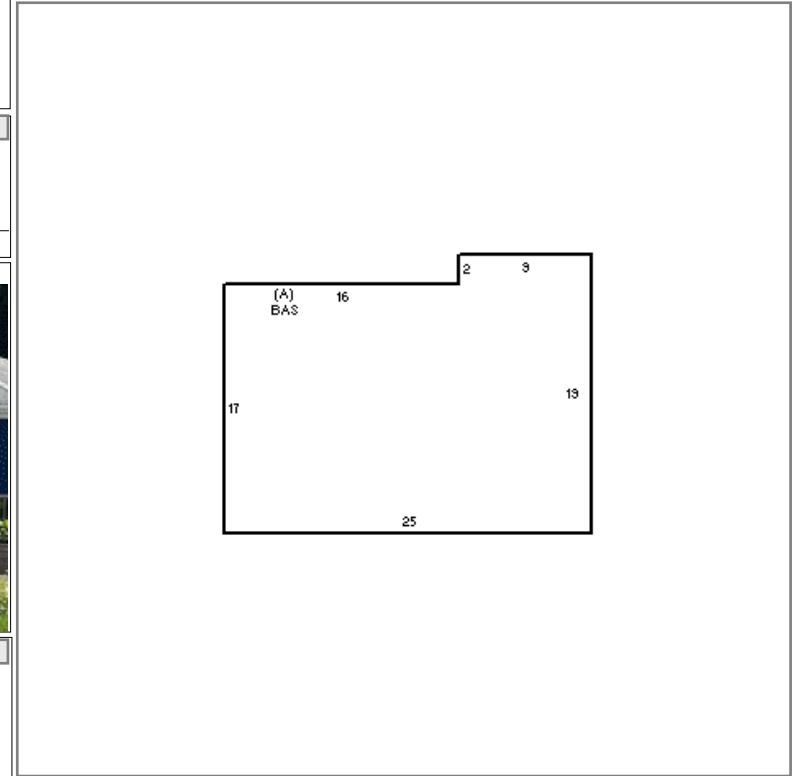
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	4 APT	1.00	100	1.00	100	1.00	A	1.00	APV	1.80	264,960

TOTAL	9,583 SF	ZONING	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	Easement? NOTE	LAND	265,000	252,000		
Infl1	AVG		BUILDING	74,500	61,200		
N_Index	AVG		DETACHED	0	0		
			OTHER	370,400	327,800		
			TOTAL	709,900	641,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/10/2022	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	7/28/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	443	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	443	1950	205.20	90,902
\$NLA(RCN)	\$205	OVERALL	0.900	EXT COVER	1	WOOD SHINGLE	1.02								
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00								
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00								
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.98								
FIXTURES	5	1.00		FUEL SOURCE	3	ELECTRIC	1.00								
GARAGE CAPACITY	0	1.00		USE	0		1.00								
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	0	1.00													

TOTAL RCN	90,902	CONDITION ELEM	CD
EXTERIOR			V
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	2001 / 21		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	\$74,500		

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.270

LEGAL

LAND

DETACHED

BUILDING

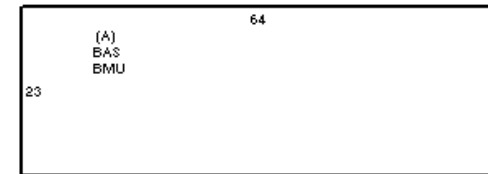
CURRENT OWNER		PARCEL ID	LOCATION		
BTV LLC PO BOX 1808 PLYMOUTH, MA 02360		20.3-115-0	270-R MAIN ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	APT - 4 TO 8 UNITS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	370,400	
Infl1			BUILDING		
N_Index			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	11	1.05	DUPLEX [100%]	REVIEW	6/15/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.015
NET AREA	1,472	DETAIL ADJ	1.000
\$NLA(RCN)	\$274	OVERALL	1.150
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	15	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	3	1.10	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,472		39.15	57,634
A	BAS	L	BASE AREA	1,472	1957	224.84	330,971
	FIX	O	XTRA FIXTURES	3		2,610.13	7,830
	KIT	O	EXTRA KITCHEN	1		6,156.30	6,156

TOTAL RCN	402,592
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$370,400