

Key: 4227

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.312

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
CAPE CLAUDE LLC 105 CHESTNUT STREET SUITE 10 NEEDHAM, MA 02492						20.3-157-1			258 MAIN ST			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
CAPE CLAUDE LLC						12/23/2010	F	100,000	(C162-A1)			
BOUDWIN CLAUDE P						05/24/2006	QS	126,500	(C162-A1)			
DONOVAN CHRISTOPHER D &						11/05/2004	QS	110,500	(C162-A1)			

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-22-793	11/29/2022	3	ALT/RENO	64,400			100	100
04868	11/23/2005	3	ALT/RENO	5,000	12/06/2006	MJ	100	100
05786	11/10/2005	3	ALT/RENO	7,000	12/06/2006	MJ	100	100

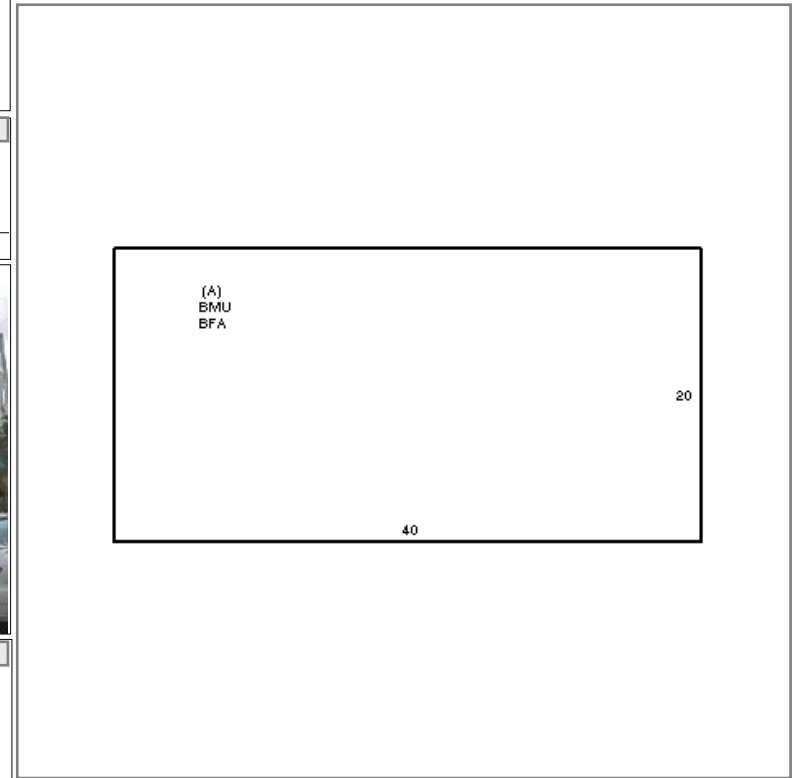
LAND

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

TOTAL	2.040 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0		0	
Infl1			BUILDING	91,100		87,600	
N_Index			DETACHED	0		0	
			OTHER	0		0	
			TOTAL	91,100		87,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/28/2019	RP
MODEL	30		COMM CONDOS	LIST	2/28/2019	EST
STYLE	10	1.80	OFFICE CONDO [100%]	REVIEW	2/28/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	103.540
NET AREA	800	DETAIL ADJ	1.000	COMPLEX	36	BB PROFESSIONAL	0.47	A	BFA	L	BLD FLOOR AREA	800	1983	114.70	91,764	CONDITION ELEM CD	
\$NLA(RCN)	\$129	OVERALL	0.846	OCCUPANCY	1	YEAR ROUND	1.00	A	BMU	N	BSMT UNF	800		14.72	11,776	EXTERIOR	A
				FLOOR/LOC	1	FIRST FLOOR	1.00									INTERIOR	A
				VIEW INFL	5	AVERAGE	1.00									CDN/APP	A
				HT/CL	9	WARM/COOL AIR	1.00									EFF.YR/AGE 1983 / 39	
				WDK/PTA/BALC	2	NOT PRESENT	1.00									COND	12 12 %
				PARKING	1	OUTDOOR 1 SPACE	1.00									FUNC	0
				NET ADJ(%GOOD)	100	100 %RG	1.00									ECON	0
																DEPR	12 % GD 88
																RCNLD	\$91,100