Key: 4228

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,313

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
A&E CONSULTING LLC **42 KAREN CIRCLE** **HOLLISTON, MA 01746**	**20.3-157-2**	**258 MAIN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
A&E CONSULTING LLC	09/01/2021	QS	75,000	(C162-A2)
MCKNIGHT ANDREA L TRUSTEE	02/22/2019	QS	65,000	(C162-A2)
DALEY MICHAEL E &	06/04/2001	B	26,125	(C162-A2)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3430	100	BUS CONDOS		1	1 of 1

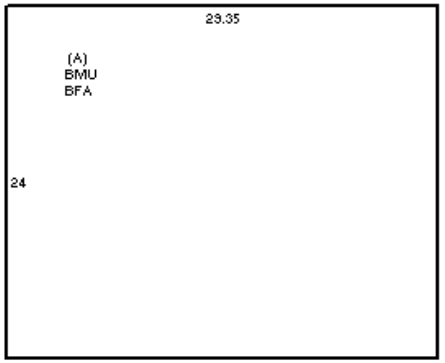
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
171045	12/21/2017	3	ALT/RENO	2,500			100	100
151187	12/21/2015	7	SIGN		06/23/2016	RJM	100	100

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
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	83,100	80,000
DETACHED	0	0
OTHER	0	0
TOTAL	**83,100**	**80,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/29/1999

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	30		COMM CONDOS
STYLE	10	1.80	OFFICE CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/7/2021	RP
LIST	9/7/2021	EST
REVIEW	9/7/2021	RP

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	704	DETAIL ADJ	1.000
$NLA(RCN)	$134	OVERALL	0.846

CAPACITY	UNITS	ADJ
ROOMS	4	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
HALFBATHS	1	1.00
FIREPLACES	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	36	BB PROFESSIONAL	0.47
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	9	WARM/COOL 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	704	1983	119.49	84,123
A	BMU	N	BSMT UNF	704		14.72	10,364

TOTAL RCN	94,486

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1983 / 39		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			$83,100