

Key: 4239

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.324

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION				
A&E CONSULTING LLC 42 KAREN CIRCLE HOLLISTON, MA 01746						20.3-157-13			258 MAIN ST				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						A&E CONSULTING LLC			09/01/2021	QS	197,000	(C162-C4)	
THRASHER PROPERTIES LLC			11/02/2010	QS	87,500	(C162-C4)							
FARRELL JAY S			01/31/2007	QS	135,000	(C162-C4)							

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	%
16514	06/16/2016	1	NEW CONSTRUC	50,000	07/29/2017	BC	100	100
04790	10/22/2004	3	ALT/RENO	10,000	06/01/2007	MM	100	100

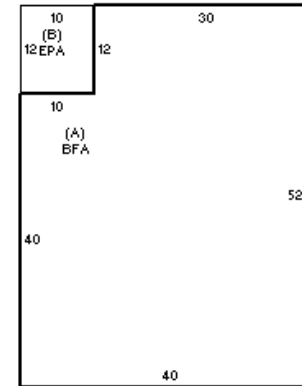
LAND

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	0	
Infl1			BUILDING	169,000	162,500		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	169,000	162,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2017	BC
MODEL	30		COMM CONDOS	LIST	7/29/2017	BC
STYLE	10	1.80	OFFICE CONDO [100%]	REVIEW	7/29/2017	BC
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	187,755
NET AREA	1,960	DETAIL ADJ	1.000	COMPLEX	36	BB PROFESSIONAL	0.47	A	BFA	L	BLD FLOOR AREA	1,960	1983	94.06	184,354		
\$NLA(RCN)	\$96	OVERALL	0.846	OCCUPANCY	1	YEAR ROUND	1.00	B	EPA	N	ENCLOSED PORCH	120		28.34	3,401		
				FLOOR/LOC	3	TOP 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										
CAPACITY		UNITS	ADJ														
ROOMS		8	1.00														
BEDROOMS		0	1.00														
BATHROOMS		0	1.00														
HALFBATHS		2	1.00														
FIREPLACES		0	1.00														
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																CDN/APP	A
																EFF.YR/AGE	1989 / 33
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$169,000