

Key: 4639

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.729

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
CLARK JEAN F ETAL TRS OF W CLARK TRUST 35A N MAIN ST FALMOUTH, MA 02540				23.2-115-0				189 MAIN ST					
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)					
CLARK JEAN F ETAL TRS OF CLARK WILLIAM H & JF CLAR				01/03/2007	N XX			21667-212 02788-0057					
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	51,520	1.00	A	1.00	APG 1.40	206,080

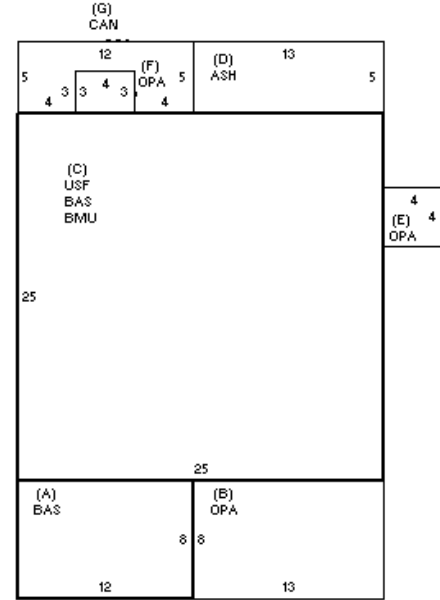
LAND

TOTAL	12,110 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	NOTE				LAND	206,100	196,000
Infl1	AVG					BUILDING	282,400	249,900
N_Index	AVG					DETACHED	0	0
						OTHER	143,700	127,300
						TOTAL	632,200	573,200

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1110	100	APT - 4 TO 8 UNITS			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-213	04/13/2023	3	ALT/RENO	2,000			100 100
EXB-21-5	01/05/2021	3	ALT/RENO	5,000			100 100
EXB-20-267	09/14/2020	3	ALT/RENO	10,000	04/21/2021	TL	100 100
GF-20-138	08/26/2020	3	ALT/RENO				100 100
GF-20-140	08/26/2020	3	ALT/RENO				100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/29/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,961
NET AREA	1,346	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	721	1945	230.83	166,427		
\$NLA(RCN)	\$238	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	OPA	N	OPEN PORCH	132		76.78	10,135		
CAPACITY						ROOF SHAPE	1.00	C	BMU	N	BSMT UNFINISHED	625		51.51	32,195		
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	625	1945	121.68	76,048		
ROOMS	8	1.00		FLOOR COVER	2	SOFTWOOD	1.02	D	ASH	N	ATT SHED	65		26.70	1,736		
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	G	CAN	N	CANOPY	48		15.27	733		
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03		F21	O	FPL 2S 1OP	1		9,857.60	9,858		
BATHS	2	1.00		FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	10		2,383.10	23,831		
FIXTURES	12	1.00		USE	0		1.00										
GARAGE CAPACITY	0	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	2	1.00															
																EFF.YR/AGE	2007 / 15
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$282,400

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12/18/2023 6:02 pm SEQ #: 4.730

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
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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 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

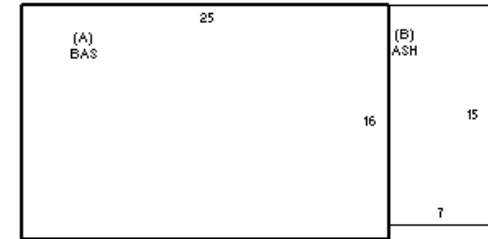
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	55,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2021	RP
MODEL	1		RESIDENTIAL	LIST	7/27/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/27/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	73,218	
NET AREA	400	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	400	1940	178.05	71,222	CONDITION ELEM	CD	
\$NLA(RCN)	\$183	OVERALL	0.820	EXT COVER	11	ASPHALT SHINGLE	0.96	B	ASH	N	ATT SHED	105		19.01	1,996	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/ SHED	1.00								INTERIOR	A	
STORIES	1	1.00			ROOF COVER	7	ROLL	1.00								KITCHEN	A	
ROOMS	4	1.00			FLOOR COVER	4	ASPHALT TILE	1.00								BATHS	A	
BEDROOMS	1	1.00			INT. FINISH	3	WOOD PANEL	0.98								HEAT	A	
BATHROOMS	1	1.00			HEATING/COOLING	5	ELECTRIC BB	0.98								ELECT	A	
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	1	1.00																
																EFF.YR/AGE	1995 / 27	
																COND	24 24 %	
																FUNC	0	
																ECON	0	
																DEPR	24 % GD 76	
																RCNLD	\$55,600	

