

Key: 4857

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.975

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION				
NOLAN RICHARD K JR & SARAH J REID 90 SANDWICH RD UNIT 1C BOURNE, MA 02532						24.0-2-7			90-92 SANDWICH RD				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						NOLAN RICHARD K JR & FISH SEAN ETUX			01/12/2005	QS	155,000	19433-9	
			MICHAUD JOYCE S			04/03/2003	QS	143,000	16684-189				
						09/15/2000	QS	48,000	13241-41				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-56	03/07/2023	3	ALT/RENO	15,596			100 100

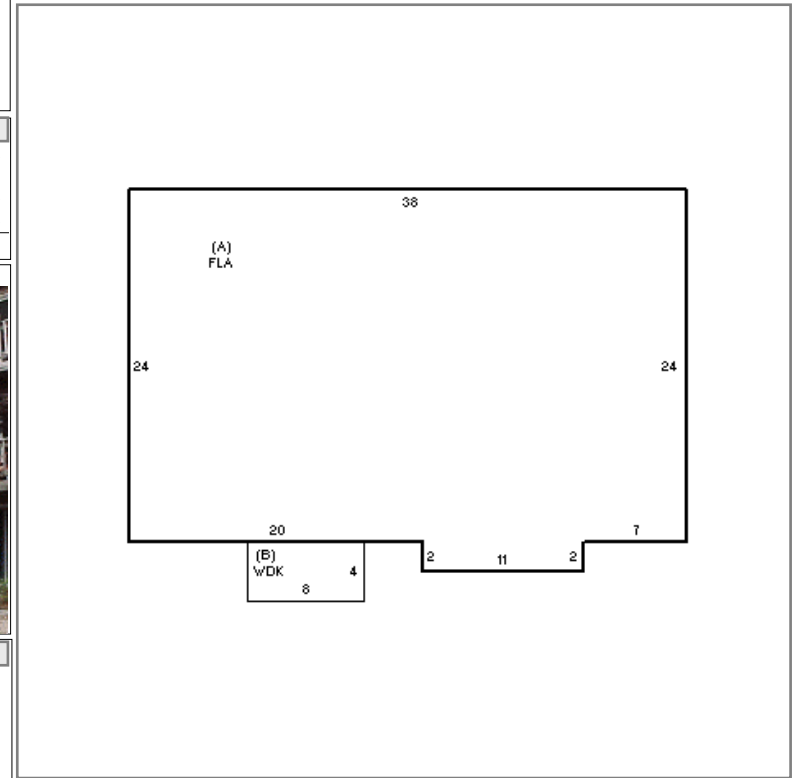
LAND

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

TOTAL	33,106 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE Canal Side	LAND	0	0	0	
Infl1			BUILDING	222,300	196,700		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	222,300	196,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2019	RP
MODEL	10		RES CONDO	LIST	7/8/2019	EST
STYLE	8	1.00	CONV APTS [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	934	DETAIL ADJ	1.000
\$NLA(RCN)	\$280	OVERALL	1.250
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
HALFBATHS	0	1.00	
FIREPLACES	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	19	WATERVIEW 2	1.25
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	5	ELECTRIC BASB	1.00
WDK/PTA/BALC	1	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	FLA	L	LIVING AREA	934	1970	279.30	260,866
B	WDK	N	WOODDECK	32		22.50	720

TOTAL RCN	261,586
CONDITION ELEM	CD
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1974 / 48
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$222,300