Key: 4863

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,981

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TREMBLAY NANCY L C/O JOHNSON RYAN 90 SANDWICH RD APT 6C BOURNE, MA 02532	24.0-2-13	90-92 SANDWICH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON RYAN	06/05/2023	QS	266,000	35823-1
TREMBLAY NANCY L	06/03/1999	QS	40,900	12314-136
RIDGE JAMES P TR OF	05/19/1998	F	1	11437-182

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

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

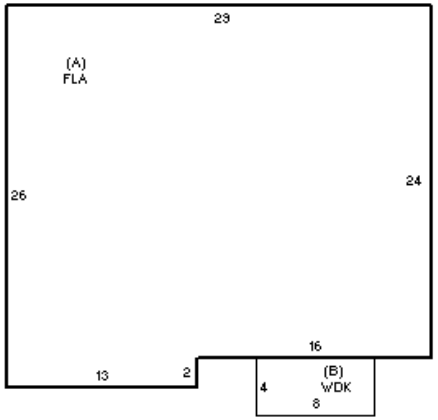
TOTAL	33,106 SF	ZONING		FRNT	0
Nbhd		NOTE	Canal Side		
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	170,300	150,700
DETACHED	0	0
OTHER	0	0
TOTAL	**170,300**	**150,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/30/2008



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		RES CONDO
STYLE	8	1.00	CONV APTS [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/8/2019	RP
LIST	7/8/2019	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	722	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.200

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

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	WATERVIEW 1	1.30
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	2	MIDDLE FLOOR	0.90
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	722	1970	276.60	199,702
B	WDK	N	WOODDECK	32		21.60	691

TOTAL RCN	200,393

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	$170,300		