

Key: 4880

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.999

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CURRENT OWNER				PARCEL ID				LOCATION				
NUOVO FRANK J ET AL TRS OF CANAL HILLS REALTY TRUST PO BOX 270 BUZZARDS BAY, MA 02532				24.0-9-0				170 SANDWICH RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				NUOVO FRANK J ET AL TRS O					XX		1743-256	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	DEVELOPABLE LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAN
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-5	1.00	100	1.00	100	1.00	430,448	1.48	30	0.70	75	1.35	292,990
303	A	1,211	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	37,270

TOTAL	1.670 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	BOURNE	N	SEVERE TOPO FEATURES AND PIE SHAPED			LAND	330,300	317,500
Infl1	AVG	O	CONFIGURATION			BUILDING	0	0
N_Index	AVG	T	MAKE DEVELOPMENT DIFFICULT / B-2 zone for a			DETACHED	0	0
		E	depth of 200 feet. Site slopes downward.			OTHER	0	0
					TOTAL	330,300	317,500	

DET
ACH
ED

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

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BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

BLDG COMMENTS									

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	