

Key: 5063

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.198

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
LIU BIN & HUA FAN 24 SHIPS WAY BOURNE, MA 02532						24.3-7-24			24 SHIPS WAY			
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)		
LIU BIN & HUA FAN						08/22/2022	QS	425,000		(C14-24)		
FORD PATRICIA J						06/29/2017	QS	269,000		(C14-24)		
CARROLL CANDACE ANN TR						12/12/2014	U	219,000		(C14-24)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04303	05/17/2004	12	CYCLICAL		09/24/2018		100	100
990643	10/27/1999	3	ALT/RENO	900	02/07/2007	MJ	100	100
		2	ADDITIONS	8,900	09/18/2000	TL	100	100

LAND

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

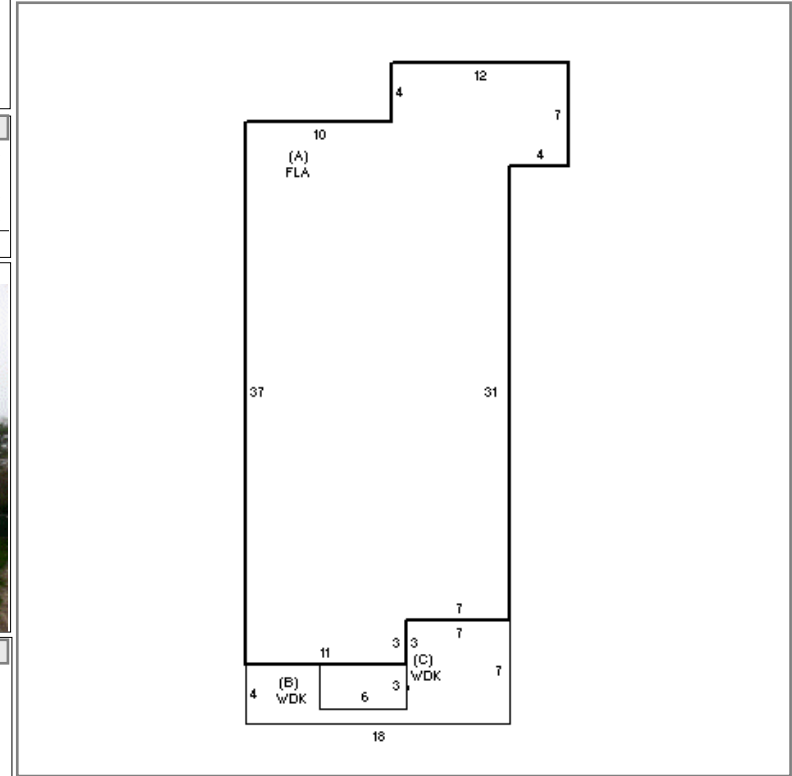
TOTAL	6.030 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	
Infl1			BUILDING	411,300	306,400		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	411,300	306,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2021	RP
MODEL	10		RES CONDO	LIST	5/4/2021	EST
STYLE	2	1.30	TOWN HOUSE MID [100%]	REVIEW	5/4/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,438	DETAIL ADJ	1.000	COMPLEX	8	NEW APUCXET 1	0.65
\$NLA(RCN)	\$329	OVERALL	1.400	OCCUPANCY	1	YEAR ROUND	1.00
CAPACITY				UNITS	ADJ		
ROOMS	5	1.00	FLOOR/LOC	5	MULTI FLOOR	1.00	
BEDROOMS	2	1.00	VIEW INFL	29	NEW AP-AVG VW	1.45	
BATHROOMS	2	1.00	HT/CL	9	WARM/COOL AIR	1.00	
HALFBATHS	1	1.00	WDK/PTA/BALC	1	PRESENT	1.00	
FIREPLACES	1	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	705	1974	322.70	227,500
+	WDK	N	WOODDECK	111		25.20	2,797
	FLA	L	LIVING AREA	653	1974	322.69	210,720
	LFT	L	LOFT	80	1974	62.16	4,973
	BMU	N	BSMT UNF	621		18.34	11,389
	F21	O	FPL 2ST 10P	1		10,516.80	10,517
	HBT	O	HALF BATH	1		4,830.00	4,830

TOTAL RCN	472,725
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1980 / 42
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$411,300