

Key: 5064

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.199

LEGAL

| CURRENT OWNER  |  |  |  |  |  | PARCEL ID  |    |            | LOCATION     |  |  |  |
|--|--|--|--|--|--|------------|----|------------|--------------|--|--|--|
| FALLON BARBARA J<br>25 SHIPS WAY<br>BOURNE, MA 02532 |  |  |  |  |  | 24.3-7-25  |    |            | 25 SHIPS WAY |  |  |  |
| TRANSFER HISTORY                                     |  |  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |  |  |  |
| FALLON BARBARA J                                     |  |  |  |  |  | 09/04/2014 | QS | 235,000    | (C14-25)     |  |  |  |
| CHAMILLARD ALBERT W ETUX                             |  |  |  |  |  | 07/21/2011 | QS | 221,500    | (C14-25)     |  |  |  |
| GONET JAMES S & PATRICIA                             |  |  |  |  |  | 12/09/2008 | QS | 220,000    | (C14-25)     |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION |          |        | BN ID      | BN | CARD    |
|--------|------------|-------------|----------|--------|------------|----|---------|
| 1020   | 100        | CONDOMINIUM |          |        |            | 1  | 1 of 1  |
| PMT NO | PMT DT     | TY          | DESC     | AMOUNT | INSP       | BY | 1st %   |
| 13178  | 03/27/2013 | 12          | CYCLICAL |        | 09/25/2018 |    | 100 100 |
|        |            | 3           | ALT/RENO | 4,000  | 06/02/2015 |    | 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        |         |          |
| Infl1   |             |        | BUILDING | 392,500 | 328,300  |         |          |
| N_Index |             |        | DETACHED | 0       | 0        |         |          |
|         |             |        | OTHER    | 0       | 0        |         |          |
|         |             |        | TOTAL    | 392,500 | 328,300  |         |          |

DETACHED

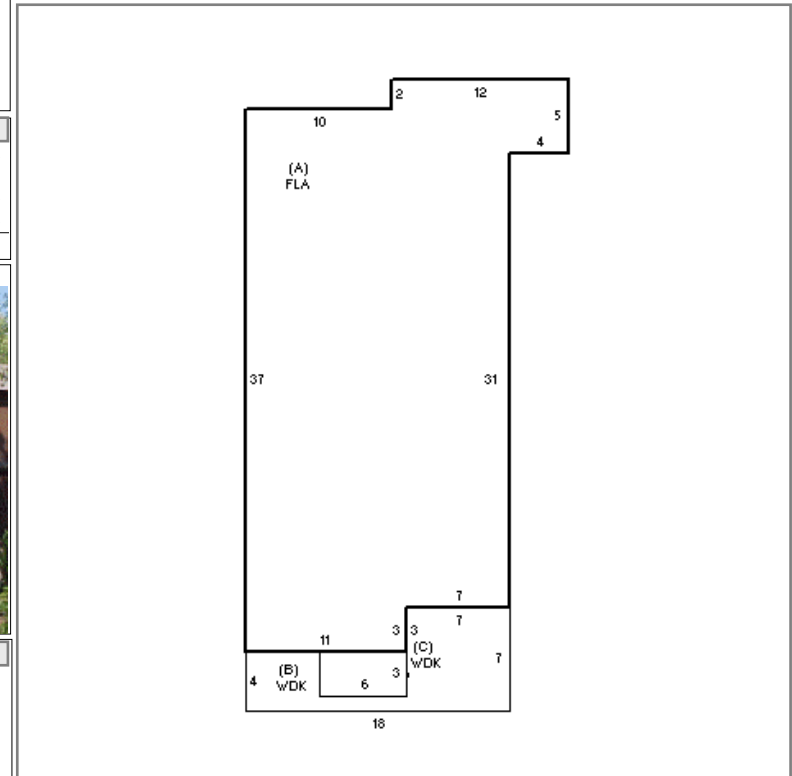
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



|               |            |
|---------------|------------|
| PHOTO         | 05/30/2008 |
| 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   | 1,437 | DETAIL ADJ | 1.000 | COMPLEX        | 8   | NEW APUCXET 1   | 0.65 |
| \$NLA(RCN) | \$321 | OVERALL    | 1.400 | OCCUPANCY      | 1   | YEAR ROUND      | 1.00 |
| CAPACITY   |       |            |       | FLOOR/LOC      | 5   | MULTI FLOOR     | 1.00 |
| ROOMS      | 5     | ADJ        | 1.00  | VIEW INFL      | 29  | NEW AP-AVG VW   | 1.45 |
| BEDROOMS   | 2     |            | 1.00  | HT/CL          | 9   | WARM/COOL AIR   | 1.00 |
| BATHROOMS  | 2     |            | 1.00  | WDK/PTA/BALC   | 1   | PRESENT         | 1.00 |
| HALFBATHS  | 1     |            | 1.00  | PARKING        | 1   | OUTDOOR 1 SPACE | 1.00 |
| FIREPLACES | 1     |            | 1.00  | NET ADJ(%GOOD) | 100 | 100 %RG         | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | FLA | L | LIVING AREA | 681   | 1974 | 322.69    | 219,755 |
| + | WDK | N | WOODDECK    | 111   |      | 25.20     | 2,797   |
|   | FLA | L | LIVING AREA | 676   | 1974 | 322.69    | 218,141 |
|   | LFT | L | LOFT        | 80    | 1974 | 62.16     | 4,973   |
|   | BMU | N | BSMT UNF    | 616   |      | 18.34     | 11,298  |
|   | HBT | O | HALF BATH   | 1     |      | 4,830.00  | 4,830   |

|                |            |
|----------------|------------|
| TOTAL RCN      | 461,794    |
| 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          | \$392,500  |