

Key: 6436

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.589

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NOONTIDE LLC C/O DREIER VICTORIA 41 CURLEW WAY COTUIT, MA 02635				30.4-114-0				10 ROCK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DREIER VICTORIA				04/10/2023	H	1 (232683)					
NOONTIDE LLC				01/08/2018	QS	275,000 (215120)					
ULLIAN ALLAN M				07/08/2013	F	1 (200834)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01319	06/05/2001	3	ALT/RENO	4,000	09/16/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,155 9		100	1.00	271,055	3.39	A	1.00	BAV	1.15	193,190

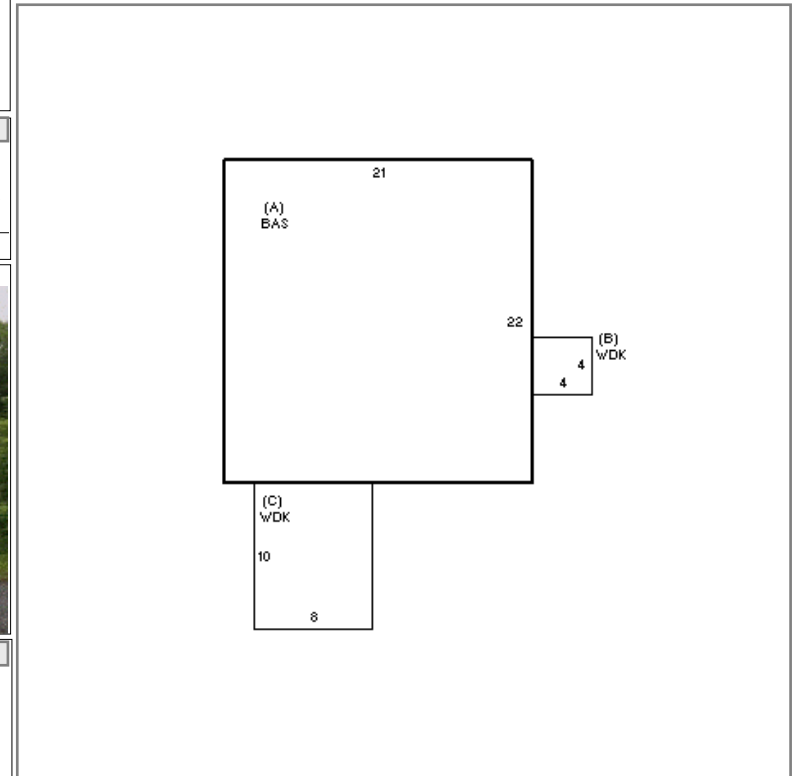
TOTAL	9,148 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	193,200	171,000			
Infl1	AVG		BUILDING	56,100	49,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	192,200	170,000			
			TOTAL	441,500	390,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/30/2019	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	63,771					
NET AREA	462	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	462	1940	132.45	61,194	CONDITION ELEM	CD					
\$NLA(RCN)	\$138	OVERALL	0.610	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	96		26.84	2,577	EXTERIOR	G					
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00											KITCHEN	G			
				FLOOR COVER	3	W/W CARPET	1.00											BATHS	G			
				INT. FINISH	4	WALL BOARD	0.96											HEAT	U			
				HEATING/COOLING	6	GRAVITY	0.98											ELECT	A			
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE		2007 / 15		
				USE	0		1.00											COND	12	12 %		
																				FUNC	0	
																				ECON	0	
																				DEPR	12	% GD 88
																				RCNLD		\$56,100

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CURRENT OWNER						PARCEL ID			LOCATION			
NOONTIDE LLC C/O DREIER VICTORIA 41 CURLEW WAY COTUIT, MA 02635						30.4-114-0			10 ROCK ST			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					2	2 of 2	
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

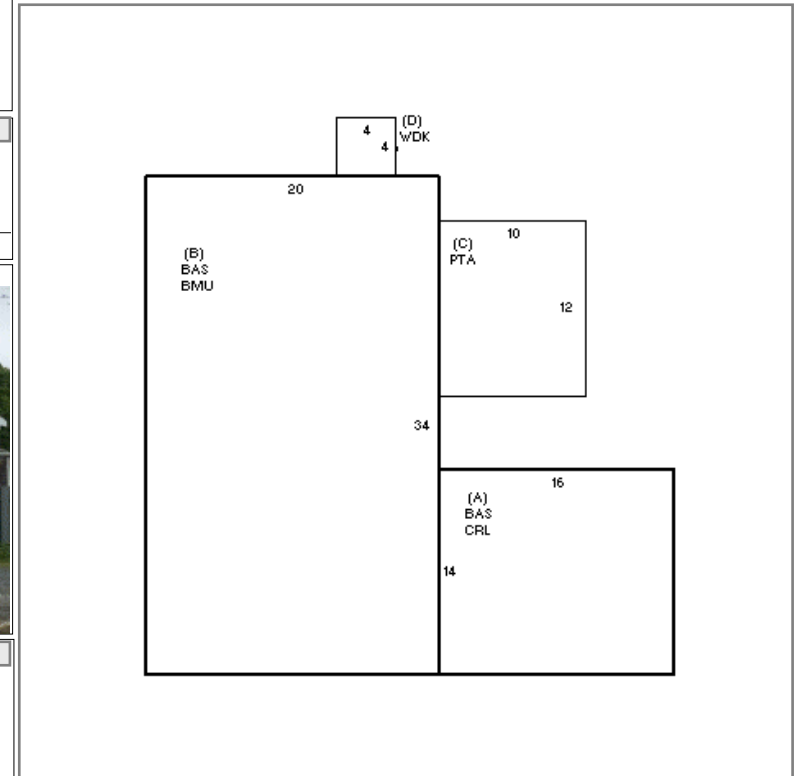
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	192,200	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/30/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	904	DETAIL ADJ	1.000
\$NLA(RCN)	\$242	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	224		33.20	7,436
+	BAS	L	BASE AREA	904	1930	192.16	173,710
B	BMU	N	BSMT UNFINISHED	680		44.60	30,331
C	PTA	N	PATIO	120		13.85	1,662
D	WDK	N	WOOD DECK	16		68.44	1,095
	FIX	O	XTRA FIXTURES	2		2,063.50	4,127

TOTAL RCN	218,360	
CONDITION ELEM	CD	
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		A
EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$192,200	