

Key: 6905

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.069

LEGAL


| CURRENT OWNER   |  |  |  |            |   | PARCEL ID           |           |  |  | LOCATION         |    |            |              |  |  |  |  |
|---|--|--|--|------------|---|---------------------|-----------|--|--|------------------|----|------------|--------------|--|--|--|--|
| DUARTE THERESA MARY<br>74 ROUNDHOUSE RD<br>BOURNE, MA 02532 |  |  |  |            |   | 31.3-178-74         |           |  |  | 74 ROUNDHOUSE RD |    |            |              |  |  |  |  |
|   |  |  |  |            |   | TRANSFER HISTORY    |           |  |  | DOS              | T  | SALE PRICE | BK-PG (Cert) |  |  |  |  |
|   |  |  |  |            |   | DUARTE THERESA MARY |           |  |  | 09/16/2020       | QS | 250,000    | 33263-342    |  |  |  |  |
|   |  |  |  |            |   | SULLIVAN SHARON J   |           |  |  | 11/21/2014       | QS | 178,000    | 28524-221    |  |  |  |  |
| PARKER ARTHUR A JR  |  |  |  | 03/27/2014 | S | 127,000             | 28053-349 |  |  |                  |    |            |              |  |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION |              |        | BN ID      | BN | CARD   |     |
|--------|------------|-------------|--------------|--------|------------|----|--------|-----|
| 1020   | 100        | CONDOMINIUM |              |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| 14591  | 07/23/2014 | 15          | INSULATE/WEA | 3,241  | 08/18/2015 |    |        | 100 |
| 10700  | 11/23/2010 | 3           | ALT/RENO     |        | 03/29/2011 | JB |        | 100 |
| 09224  | 06/01/2009 | 3           | ALT/RENO     | 777    | 09/18/2009 | JB |        | 100 |
| 06770  | 12/08/2006 | 3           | ALT/RENO     | 20,000 | 06/19/2007 | DB |        | 100 |

LAND

| CD                               | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |          |
|----------------------------------|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|----------|
| TOTAL 67.170 Acres ZONING FRNT 0 |   |          |      |       |         |          |     |      |     |    |            |           |          |
| Nbhd                             |   |          |      |       |         | ASSESSED |     |      |     |    |            | CURRENT   | PREVIOUS |
| Infl1                            |   |          |      |       |         | LAND     |     |      |     |    |            | 0         | 0        |
| N_Index                          |   |          |      |       |         | BUILDING |     |      |     |    |            | 334,500   | 299,400  |
|                                  |   |          |      |       |         | DETACHED |     |      |     |    |            | 0         | 0        |
|                                  |   |          |      |       |         | OTHER    |     |      |     |    |            | 0         | 0        |
|                                  |   |          |      |       |         | TOTAL    |     |      |     |    |            | 334,500   | 299,400  |

DETACHED

| TY   | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|--|------|------|----------|----|-------|-----------|-------|
| PHOTO 04/04/2016   |      |      |          |    |       |           |       |
|  |      |      |          |    |       |           |       |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/4/2016 | SW |
|----------|----|------|-------------------|---------|----------|----|
| MODEL    | 10 |      | RES CONDO         | LIST    | 4/4/2016 | SW |
| STYLE    | 16 | 1.35 | GARDEN END [100%] | REVIEW  | 4/4/2016 | SW |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |    |

BUILDING

| YEAR BLT   | 1985  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 1,056 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$368 | OVERALL    | 1.650 |
| CAPACITY   |       | UNITS      | ADJ   |
| ROOMS      | 4     | 1.00       |       |
| BEDROOMS   | 2     | 1.00       |       |
| BATHROOMS  | 2     | 1.00       |       |
| HALFBATHS  | 0     | 1.00       |       |
| FIREPLACES | 0     | 1.00       |       |

| ELEMENT        | CD  | DESCRIPTION     | ADJ  |
|----------------|-----|-----------------|------|
| COMPLEX        | 45  | SEA WAT VILL 2  | 1.30 |
| OCCUPANCY      | 1   | YEAR ROUND      | 1.00 |
| FLOOR/LOC      | 1   | FIRST FLOOR     | 1.00 |
| 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 | 1,056 | 1985 | 360.91    | 381,125 |
| B | WDK | N | WOODDECK    | 264   |      | 29.70     | 7,841   |

| TOTAL RCN      | 388,966    |
|----------------|------------|
| CONDITION ELEM | CD         |
| INTERIOR       | F          |
| KITCHEN        | A          |
| BATHS          | A          |
| EXTERIOR       | A          |
| EFF.YR/AGE     | 1977 / 45  |
| COND           | 14 14 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 14 % GD 86 |
| RCNLD          | \$334,500  |

(B) 22  
WDK 12

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(A) FLA 48

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