

Key: 8526

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.691

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
C AND L SHEARER HOLDINGS LLC PO BOX 538 W FALMOUTH, MA 02574				39.0-77-7				3 FOREST PARK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
C AND L SHEARER HOLDINGS				10/24/2022	QS	425,000	35438-276				
PREVETT RICHARD				02/02/2017	V	660,000	30277-31				
FORZIATI CARL ET AL TRS O				04/30/1985	F		4511-95				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	DEVELOPABLE LAND					1 of 1	
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					
103	S	39,988	C-5	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00			436,090

TOTAL	40,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE listed for \$499k 3/2022	LAND	436,100	419,300		
Infl1	AVG		BUILDING	0	0		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	436,100	419,300		

DETACHED

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

BUILDING

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

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