

Key: 8704

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.878

LEGAL

| CURRENT OWNER  |  |  |  |  |  | PARCEL ID  |    |            | LOCATION                |  |  |  |  |  |
|--|--|--|--|--|--|------------|----|------------|-------------------------|--|--|--|--|--|
| MELCHIONDA MARISSA TRS<br>3D REALTY TRUST<br>83 WILLOWFIELD DR<br>N FALMOUTH, MA 02556 |  |  |  |  |  | 39.0-227-3 |    |            | 41-3 BARLOWS LANDING RD |  |  |  |  |  |
| TRANSFER HISTORY   |  |  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert)            |  |  |  |  |  |
| MELCHIONDA MARISSA TRS   |  |  |  |  |  | 01/19/2017 | O  | 100,000    | 30243-329               |  |  |  |  |  |
| MURPHY PHILLIP W TR  |  |  |  |  |  | 05/11/2001 | O  | 92,000     | 13817-318               |  |  |  |  |  |
| SACHS STEVEN B &   |  |  |  |  |  |            | XX |            | 6099-79                 |  |  |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION |          |        | BN ID      | BN | CARD   |     |
|--------|------------|-------------|----------|--------|------------|----|--------|-----|
| 3430   | 100        | BUS CONDOS  |          |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC     | AMOUNT | INSP       | BY | 1st    | %   |
| 17173  | 03/14/2017 | 3           | ALT/RENO |        | 05/20/2019 | RP | 100    | 100 |
| 06002  | 01/03/2006 | 3           | ALT/RENO | 9,300  | 04/10/2018 | BC | 100    | 100 |
| 01350  | 06/19/2001 | 7           | SIGN     |        |            |    | 100    | 100 |
|        |            | 3           | ALT/RENO | 25,000 | 06/03/2002 | MJ | 100    | 100 |

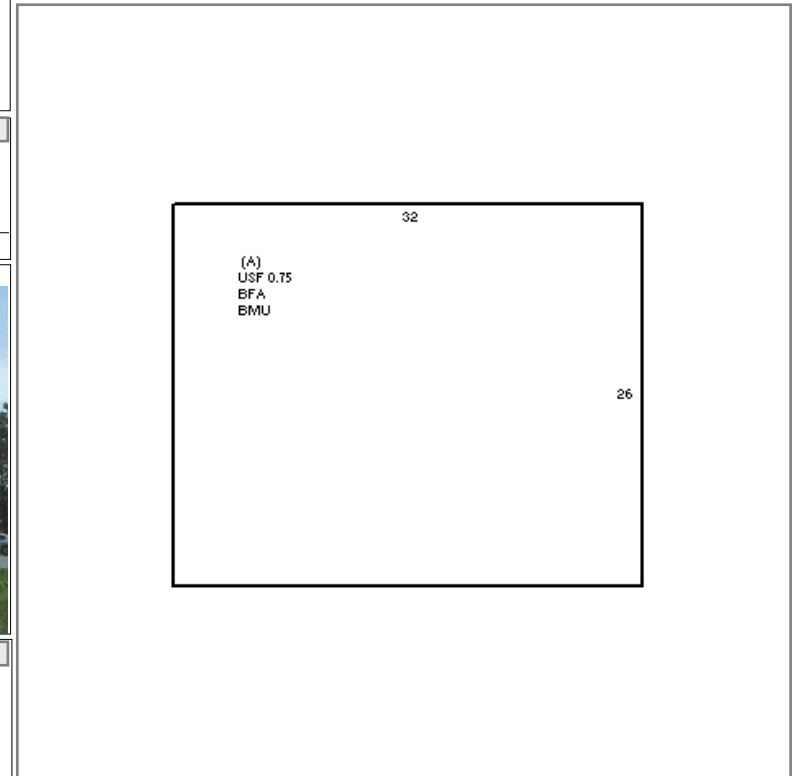
LAND

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

|         |           |        |          |         |          |         |          |
|---------|-----------|--------|----------|---------|----------|---------|----------|
| TOTAL   | 40,075 SF | ZONING | FRNT     | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    |           | NOTE   | LAND     | 0       | 0        | 0       |          |
| Infl1   |           |        | BUILDING | 177,000 | 170,200  |         |          |
| N_Index |           |        | DETACHED | 0       | 0        |         |          |
|         |           |        | OTHER    | 0       | 0        |         |          |
|         |           |        | TOTAL    | 177,000 | 170,200  |         |          |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/20/2019 | RP  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 30 |      | COMM CONDOS         | LIST    | 5/20/2019 | EST |
| STYLE    | 10 | 1.80 | OFFICE CONDO [100%] | REVIEW  |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

G

| YEAR BLT   | 1986  | SIZE ADJ   | 1.000 | ELEMENT        | CD  | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 186.320   |  |
|------------|-------|------------|-------|----------------|-----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|--|
| NET AREA   | 1,456 | DETAIL ADJ | 1.000 | COMPLEX        | 32  | LANDING AT POCA | 0.70 | A | BMU | N | BSMT UNF        | 832   |      | 21.92     | 18,241  | CONDITION ELEM | CD        |  |
| \$NLA(RCN) | \$128 | OVERALL    | 1.260 | OCCUPANCY      | 1   | YEAR ROUND      | 1.00 | A | BFA | L | BLD FLOOR AREA  | 832   | 1986 | 147.37    | 122,608 | EXTERIOR       | G         |  |
|            |       |            |       | FLOOR/LOC      | 5   | MULTI FLOOR     | 1.00 | A | USF | L | UPPER ST FINISH | 624   | 1986 | 72.87     | 45,471  | INTERIOR       | G         |  |
|            |       |            |       | VIEW INFL      | 5   | AVERAGE         | 1.00 |   |     |   |                 |       |      |           |         | CDN/APP        | G         |  |
|            |       |            |       | HT/CL          | 9   | WARM/COOL AIR   | 1.00 |   |     |   |                 |       |      |           |         |                |           |  |
|            |       |            |       | WDK/PTA/BALC   | 1   | PRESENT         | 1.00 |   |     |   |                 |       |      |           |         |                |           |  |
|            |       |            |       | PARKING        | 1   | OUTDOOR 1 SPACE | 1.00 |   |     |   |                 |       |      |           |         |                |           |  |
|            |       |            |       | NET ADJ(%GOOD) | 100 | 100 %RG         | 1.00 |   |     |   |                 |       |      |           |         |                |           |  |
| CAPACITY   |       |            | UNITS | ADJ            |     |                 |      |   |     |   |                 |       |      |           |         |                |           |  |
| ROOMS      | 6     | 1.00       |       |                |     |                 |      |   |     |   |                 |       |      |           |         |                |           |  |
| BEDROOMS   | 0     | 1.00       |       |                |     |                 |      |   |     |   |                 |       |      |           |         |                |           |  |
| BATHROOMS  | 0     | 1.00       |       |                |     |                 |      |   |     |   |                 |       |      |           |         |                |           |  |
| HALFBATHS  | 2     | 1.00       |       |                |     |                 |      |   |     |   |                 |       |      |           |         |                |           |  |
| FIREPLACES | 0     | 1.00       |       |                |     |                 |      |   |     |   |                 |       |      |           |         |                |           |  |
|            |       |            |       |                |     |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2005 / 17 |  |
|            |       |            |       |                |     |                 |      |   |     |   |                 |       |      |           |         | COND           | 5 5 %     |  |
|            |       |            |       |                |     |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0         |  |
|            |       |            |       |                |     |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0         |  |
|            |       |            |       |                |     |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 5 % GD 95 |  |
|            |       |            |       |                |     |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$177,000 |  |