

Key: 9350

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.566

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BEAN KATHRYN L ESQ TRS 40 MASSASOIT AVE REALTY TRUST 118 WATERHOUSE RD STE E BOURNE, MA 02532		43.3-50-0	40 MASSASOIT AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BEAN KATHRYN L ESQ TRS		03/22/2017	QS	30,000	30367-36
POULOS VASILIOS TR VASIL		06/04/2004	F	10	18682-131
POULOS VASILIOS			XX		02977-0136

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC LAND WITH IMPROV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
300	A	4.240	11	1.00	100	1.00	100	1.00	9,780	1.00	VU	0.15	BGD	4.00				41,470

TOTAL	4.240 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE marsh & waterfront; on mkt 1/08 \$539K; waiting for letter of build-ability (per engineer unbuildable 2016)	LAND	41,500	36,600			
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	2,400	2,300			
			OTHER	0	0			
			TOTAL	43,900	38,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	M	0.70	80 0.20			0.00	
SHF	A	1.00	10 0.90		168	15.95	2,400



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2021	TL
MODEL	1		RESIDENTIAL	LIST	6/10/2021	EST
STYLE	0	1.00	[100%]	REVIEW		
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

BLDG COMMENTS

YEAR BLT	0	SIZE ADJ	1.000
NET AREA	0	DETAIL ADJ	1.000
\$NLA(RCN)	\$0	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	0	1.00	
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	0	1.00	
FIXTURES	0	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	0		1.00								
EXT COVER	0		1.00								
ROOF SHAPE	0		1.00								
ROOF COVER	0		1.00								
FLOOR COVER	0		1.00								
INT. FINISH	0		1.00								
HEATING/COOLING	0		1.00								
FUEL SOURCE	0		1.00								
USE	0		1.00								

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0