

Key: 10104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.337

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408				47.0-11-0				1 SHIPYARD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZEIEN SCOTT TR KINGMAN THOMAS W				04/24/2000	G XX	4,065,000	12962-176 3640+-0215+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS				1	1 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20318	04/21/2020	3	ALT/RENO	31,750			100	100
20311	04/21/2020	3	ALT/RENO	6,000	04/29/2021	RP	100	100
18463-B	04/29/2019	13	OTHER		03/06/2020	RP	100	100
		13	OTHER		01/18/2019	DB	100	100
18463	06/07/2018	13	OTHER	2,600	03/06/2020	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	169,884	C-5	1.00	100	1.00	911,000	1.00	A	1.00	113	2.00	3,552,900
203	A	7,300	C-5	1.00	100	1.00	319,000	1.00	A	1.00	113	2.00	2,328,700

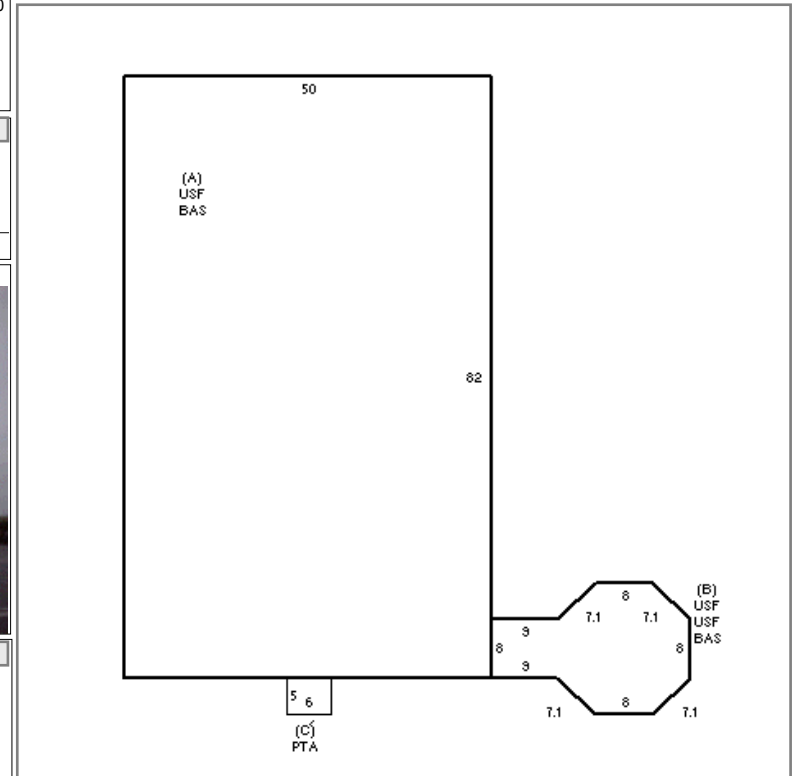
TOTAL	11.200 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N solar panels installed 2009 -no value for 20 years until 2029; Chapter 91 License #1-365 Held in Perpetuity;ic			LAND	5,881,600	5,656,000
Infl1	AVG	T updated 4/15//16 used new plan;130 finger floats & 16			BUILDING	344,900	331,800
N_Index	AVG	E walking floats			DETACHED	2,442,900	2,325,400
					OTHER	951,300	847,800
					TOTAL	9,620,700	9,161,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		160	15.95	2,000
SHM	A	1.00	20 0.80		160	11.39	1,500
SHF	A	1.00	20 0.80		600	12.38	5,900
PM1	A	1.00	20 0.80		1	1,666.80	1,300
TN1	A	1.00	20 0.80		7,120	1.40	8,000
SHF	A	1.00	20 0.80		120	16.42	1,600
PM2	A	1.00	20 0.80		2	2,667.00	4,300
SHF	A	1.00	20 0.80		64	16.90	900
SHF	A	1.00	20 0.80			0.00	
SP2	A	1.00	10 0.90	2012	24	108.70	2,300
FLD	G	1.20	20 0.80		41,652	72.48	2,415,100



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	RP
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	492,745
NET AREA	9,238	DETAIL ADJ	0.988	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	4,446	1980	57.89	257,382		
\$NLA(RCN)	\$53	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00	+	USF	L	UP-STRY FIN	4,792	1980	49.09	235,245		
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	30		3.96	119		
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1983 / 39	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$344,900	

Key: 10104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.338

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408				47.0-11-0				1 SHIPYARD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS			6	2	2 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

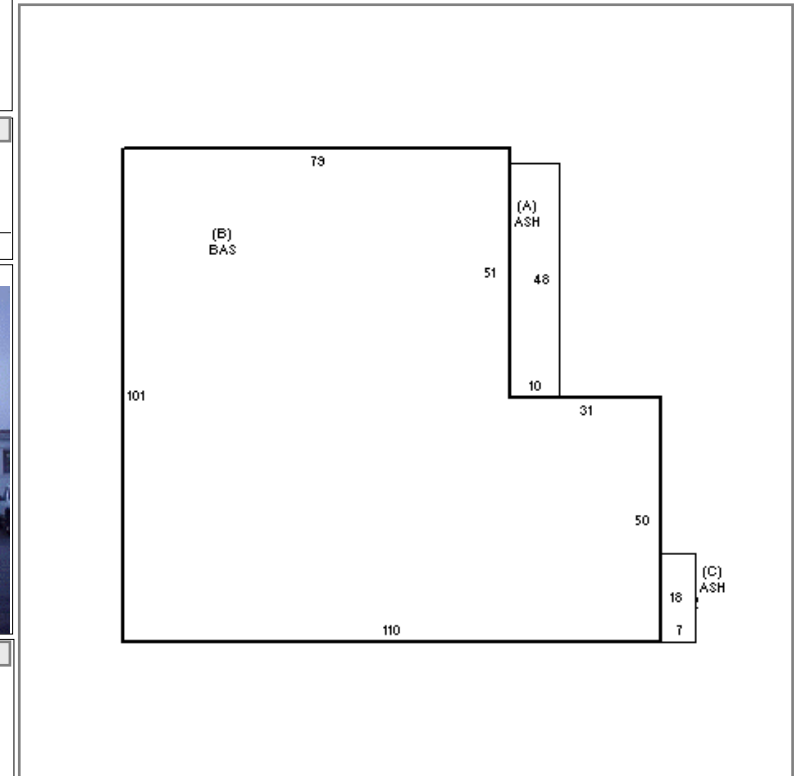
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	267,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

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

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	EST
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	3/4/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	9,529	DETAIL ADJ	0.774
\$NLA(RCN)	\$44	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	7	ROLL	0.98
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	5	OTHER	1.00
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	ASH	N	ATT SHED	606		22.30	13,514
B	BAS	L	BASE AREA	9,529	1900	42.47	404,728

TOTAL RCN	418,242
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$267,700

Key: 10104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.339

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408				47.0-11-0				1 SHIPYARD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS			6	3	3 of 7	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	148,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/28/2009



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	RP
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	3/4/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

BLDG COMMENTS
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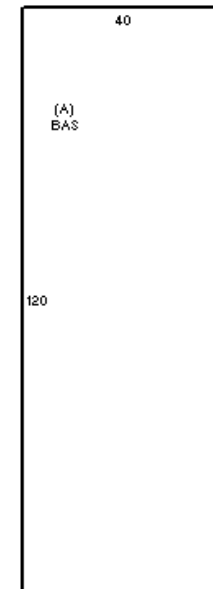
BUILDING

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	4,800	DETAIL ADJ	0.799
\$NLA(RCN)	\$48	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,800	1968	47.64	228,674

TOTAL RCN	228,674
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1978 / 44
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$148,600



Key: 10104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.340

LEGALS

CURRENT OWNER						PARCEL ID				LOCATION			
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408						47.0-11-0				1 SHIPYARD LN			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3840	100	MARINAS					4	4 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


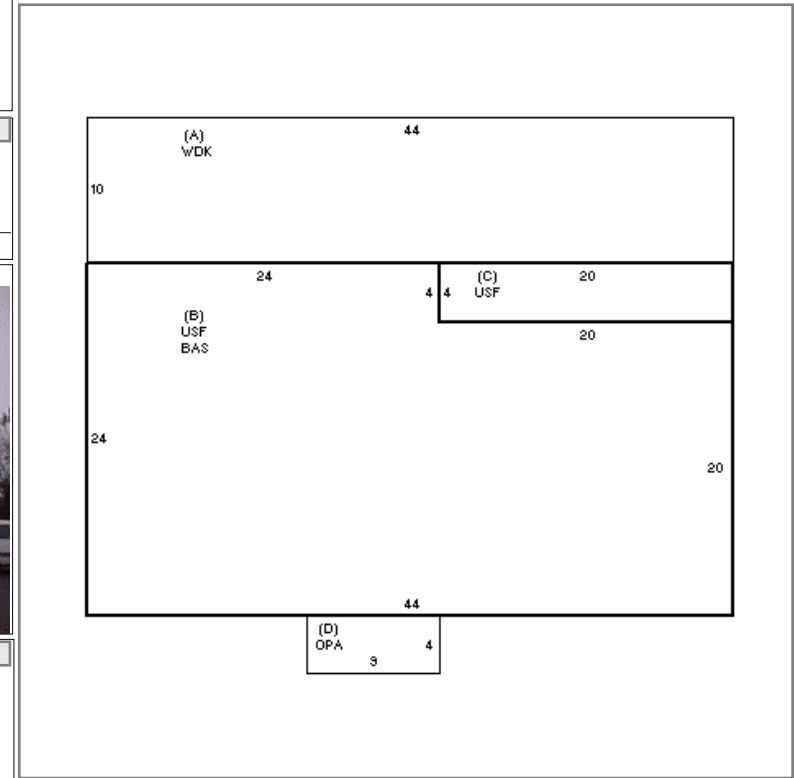
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	92,900	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/28/2009

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	EST
STYLE	20	1.00	OFFICE BUILDING [52%]	REVIEW	3/4/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,032	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	1.00	A	WDK	N	WOOD DECK	440		24.50	10,780
\$NLA(RCN)	\$69	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	976	1971	69.11	67,454
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	976	1971	58.61	57,201
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	80	1971	58.61	4,689
				FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	36		16.11	580
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	140,704	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1979 / 43	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$92,900	

Key: 10104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.341

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408		47.0-11-0	1 SHIPYARD LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

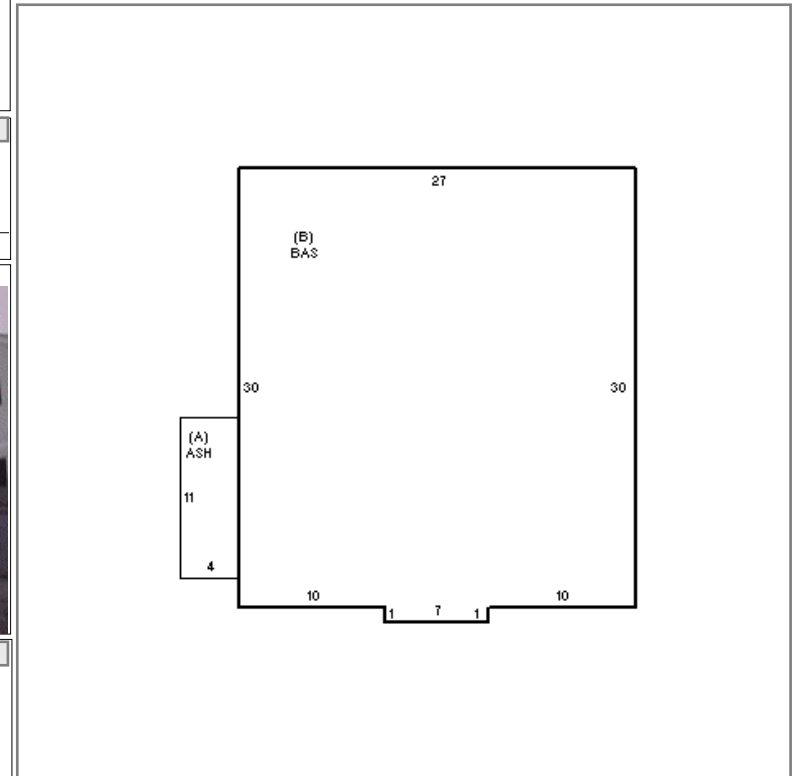
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS				5	5 of 7	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	44,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	RP
STYLE	71	1.10	CLUB/LODGE/HALL [100%]	REVIEW	3/4/2020	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	817	DETAIL ADJ	0.992
\$NLA(RCN)	\$86	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	1.05
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	44		22.30	981
B	BAS	L	BASE AREA	817	1960	84.66	69,167

TOTAL RCN	70,148
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$44,900

Key: 10104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.342

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408						47.0-11-0			1 SHIPYARD LN			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS			6	6	6 of 7	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	230,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/28/2009

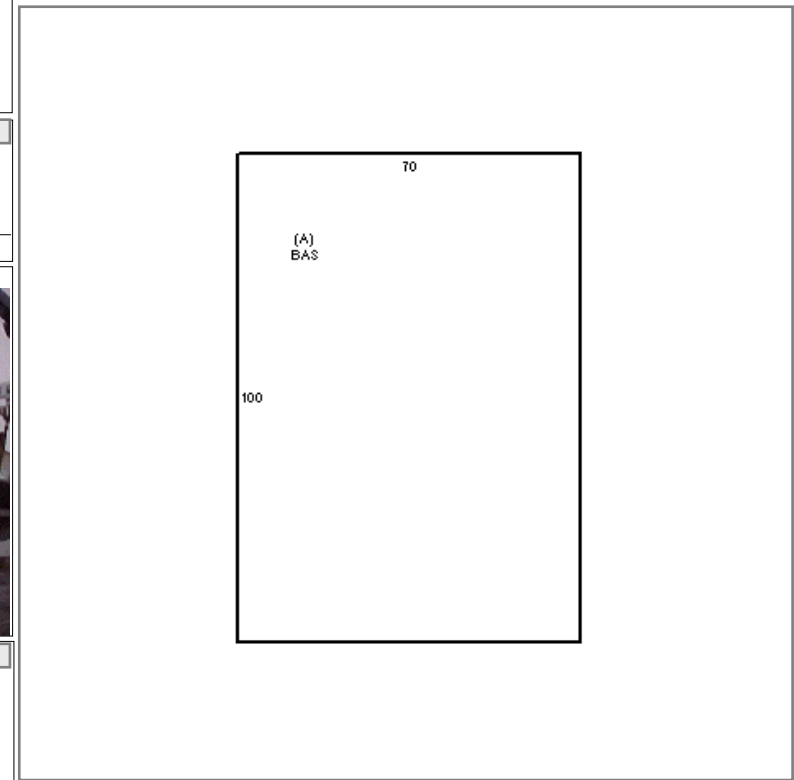


BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	RP
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	3/4/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,541		
NET AREA	7,000	DETAIL ADJ	0.844	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	7,000	1978	47.79	334,541	CONDITION ELEM	CD		
\$NLA(RCN)	\$48	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00									EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									INTERIOR	A		
STORIES	1	1.00		ROOF COVER	10	METAL	1.00									CDN/APP	A		
% HEATED	0	.95		FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE	1982 / 40		
% AIR COND	0	1.00		INT. FINISH	6	MINIMUM	0.95									COND	31 31 %		
% SPINKLERS	0	1.00		HEATING/COOL	13	NONE	0.95									FUNC	0		
																	ECON	0	
																	DEPR	31 % GD	69
																	RCNLD	\$230,800	



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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.343

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION		
ZEIEN SCOTT TR KINGMAN YACHT CENTER RT PO BOX 408 CATAUMET, MA 02534-0408						47.0-11-0			1 SHIPYARD LN		
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3840	100	MARINAS					7	7 of 7	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	166,400	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

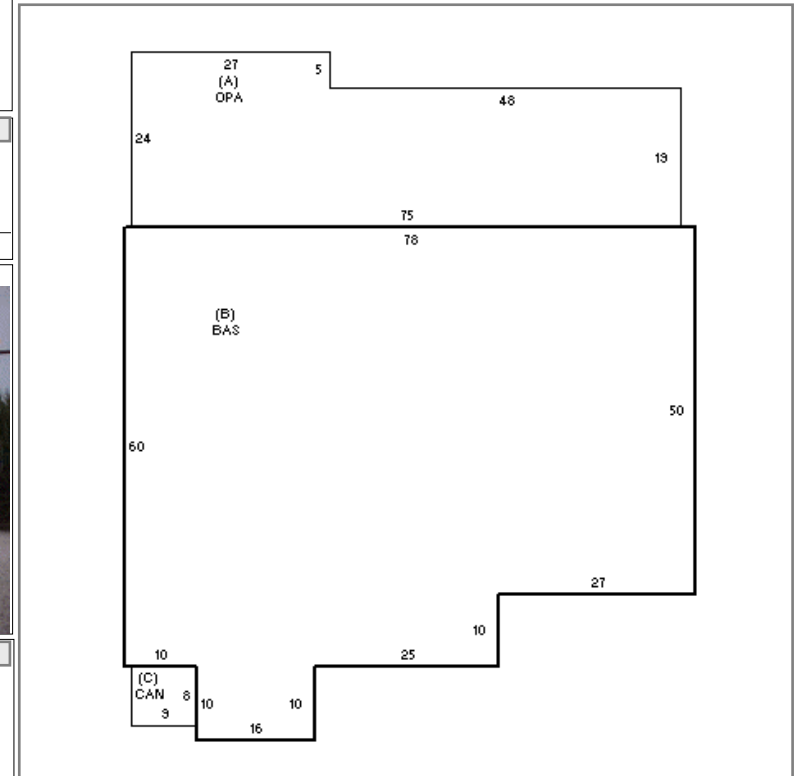
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/28/2009



BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	RP
MODEL	5		CIM-5	LIST	3/4/2020	RP
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	3/4/2020	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	4,570	DETAIL ADJ	0.924
\$NLA(RCN)	\$57	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		0	.95
% AIR COND		0	1.00
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	7	ROLL	0.98
FLOOR COVER	2	SOFTWOOD	0.95
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	1,560		14.49	22,604
B	BAS	L	BASE AREA	4,570	1960	50.02	228,610
C	CAN	N	CANOPY	72		11.69	842
	CLR	N	COOLER	100		28.30	2,830
	FRZ	N	FREEZER	81		39.60	3,208
	FRZ	N	FREEZER	48		39.60	1,901

TOTAL RCN	259,995
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$166,400