

Key: 3873

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.937

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SALTBOX PROPERTIES LLC 8 HITCHING POST RD MATTAPOISETT, MA 02739				19.4-257-0				215 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SALTBOX PROPERTIES LLC				09/06/2005	QS	300,000	20231-104					
ABRAHANI MARY E TR OF				09/06/2005	F	1	20231-101					
ABRAHANI MARY E TR MARY E				05/14/2004	F	100	18591-264					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	17,282	C-4	1.00	100	387,175	1.60	A	1.00	65	0.85	245,770

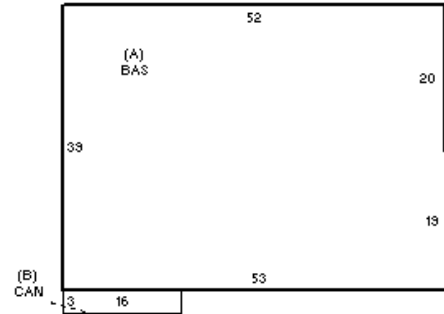
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3400	100	GEN OFFICE BLDGS				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20308	04/10/2020	7	SIGN	3,500			0 0
18794	09/17/2018	3	ALT/RENO	15,000	04/01/2019	RP	0 100
15450	06/09/2015	3	ALT/RENO	103,749	10/25/2016	BC	100 100
15116	03/12/2015	3	ALT/RENO	7,500	10/25/2016	BC	100 100
05728	10/20/2005	7	SIGN	900	12/08/2005	MJ	100 100

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TOTAL	17,293 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE 10/16; adj exter cond of bldg due to renos fy17	LAND	245,800	236,300		
Infl1	AVG		BUILDING	162,000	155,800		
N_Index	AVG		DETACHED	3,100	2,900		
			OTHER	0	0		
			TOTAL	410,900	395,000		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E	1.90	30 0.70	4X8	32	41.42	900
PAV	A	1.00	50 0.50		3,600	1.20	2,200



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BUILDING	CD	ADJ	DESC	MEASURE	4/1/2019	RP
MODEL	5		CIM-5	LIST	4/1/2019	RP
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	2,047	DETAIL ADJ	1.320
\$NLA(RCN)	\$107	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	4	VINYL	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	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,047	1935	105.45	215,859
B	CAN	N	CANOPY	48		14.29	686
	BMU	N	BSMT UNF	130		18.40	2,392

TOTAL RCN	218,937
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$162,000