

Key: 4117

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.202

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
101 MAPLE STREET REALTY LLC TABITHA VASCONCELOS 101 MAPLE ST BUZZARDS BAY, MA 02532				20.3-53-0				101 MAPLE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
101 MAPLE STREET REALTY L				04/13/2020	F	1	32825-243				
TUBBS ROBERT T ETUX				04/09/2008	F	12,000	22820-135				
H & T REALTY INC				01/30/2006	B	400,000	20695-154				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3010	100	MOTELS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-69	02/13/2023	3	ALT/RENO	13,200	05/26/2023	RP	100 100
EXB-22-609	09/13/2022	3	ALT/RENO	1,500			100 100
EXB-21-425	06/21/2021	3	ALT/RENO	875			100 100
H711	08/07/2020	3	ALT/RENO				100 100
20227	03/06/2020	2	ADDITIONS	200,000	03/02/2021	RP	100 100

LAND

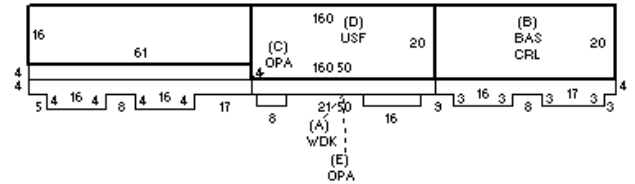
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,200	C-4	1.00	100	728,800	1.77	A	1.00	100	1.60	421,490

TOTAL	14,201 SF	ZONING	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	421,500	405,300		
Infl1	AVG		BUILDING	244,300	271,200		
N_Index	AVG		DETACHED	13,900	11,900		
			OTHER	0	0		
			TOTAL	679,700	688,400		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	10 0.90 6 X 13		78	108.70	7,600
PAV	A	1.00	10 0.90 36' X 161'		5,796	1.20	6,300

PHOTO 03/02/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/2/2021	RP
MODEL	5		CIM-5	LIST	3/2/2021	EST
STYLE	43	1.00	MOTEL [75%]	REVIEW	3/2/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	262,637
NET AREA	3,956	DETAIL ADJ	0.929	FOUNDATION	3	FOUND. WALL	1.00	A	W/DK	N	WOOD DECK	939		24.50	23,006	CONDITION ELEM	CD
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	CRL	N	CRAWL	2,956		4.90	14,484	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	444	1959	57.31	169,402	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	1,000	2020	16.10	7,148	CDN/APP	V
				FLOOR COVER	3	W/W CARPET	1.00	D	USF	L	UP-STRY FIN			48.60	48,597		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	7	FLR/WALL UNIT	0.95										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	2015 / 7
																COND	7 7 %
																FUNC	0
																ECON	0
																DEPR	7 % GD 93
																RCNLD	\$244,300