

Key: 4127

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.212

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BRIDGE LLC 130 OLD MAIN ROAD NORTH FALMOUTH, MA 02556		20.3-63-0		1 BOURNE BRIDGE APPROACH	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BRIDGE LLC		06/28/2013	V	400,000	27502-328
MASTERTON THOMAS J TR OF		12/16/1997	F	100	11117-204

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
181107	12/19/2018	3	ALT/RENO	2,500			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-4	1.00	100	1.00	100	1.00	250,525	1.48	A	1.00	55	0.55	170,520
303	A	0.546	C-4	1.00	100	1.00	100	1.00	12,540	1.00	A	1.00	55	0.55	6,850

TOTAL	1.005 Acres	ZONING	FRNT	917	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	177,400	170,600		
Infl1	AVG		BUILDING	89,500	92,700		
N_Index	AVG		DETACHED	12,800	11,800		
			OTHER	0	0		
			TOTAL	279,700	275,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SM2	G	1.20	20 0.80	4X7	28	50.88	1,100
PAV	A	1.00	50 0.50		19,508	1.20	11,700



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2013	JB
MODEL	5		CIM-5	LIST	11/6/2013	JB
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	1/28/2014	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	688,478		
NET AREA	5,520	DETAIL ADJ	2.129	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,520	1961	124.28	686,028	CONDITION ELEM	CD		
\$NLA(RCN)	\$125	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	WDK	N	WOOD DECK	100		24.50	2,450	EXTERIOR			
				ROOF SHAPE	4	FLAT/SHED	0.98											INTERIOR	
				ROOF COVER	8	TAR & GRAVEL	1.00											CDN/APP	
				FLOOR COVER	5	VINYL	1.00											EFF.YR/AGE	1961 / 61
				INT. FINISH	6	MINIMUM	0.95											COND	52 52 %
				HEATING/COOL	9	WARM/COOL AIR	1.00											FUNC	0
				FUEL SOURCE	2	GAS	1.00											ECON	35 Loc/Appeal
				NAF	0		1.00											DEPR	87 % GD 13
																	RCNLD	\$89,500	

