

Key: 4129

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.213

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENRY CHARLES D & WILLIAM B TRS 7 BOURNE BRIDGE APP RLTY 31 OTIS AVE COHASSET, MA 02025				20.3-65-0				7 BOURNE BRIDGE APPROACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENRY CHARLES D & WILLIAM TUBBS JUDITH ETUX				03/19/2021	T	525,000	33915-258				
ADAIR VIRGINIA SUCCESSOR				03/24/2011	S	175,000	25335-348				
				12/15/2010	L	398,000	25090-156				

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	387,175	1.48	A	1.00	75	0.85	263,540
303	A	0.575	C-4	1.00	100	19,380	1.00	A	1.00	75	0.85	11,140

TOTAL	1.034 Acres	ZONING	FRNT	200	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	274,700	264,100		
Infl1	AVG		BUILDING	401,400	386,000		
N_Index	AVG		DETACHED	20,800	19,300		
			OTHER	0	0		
			TOTAL	696,900	669,400		

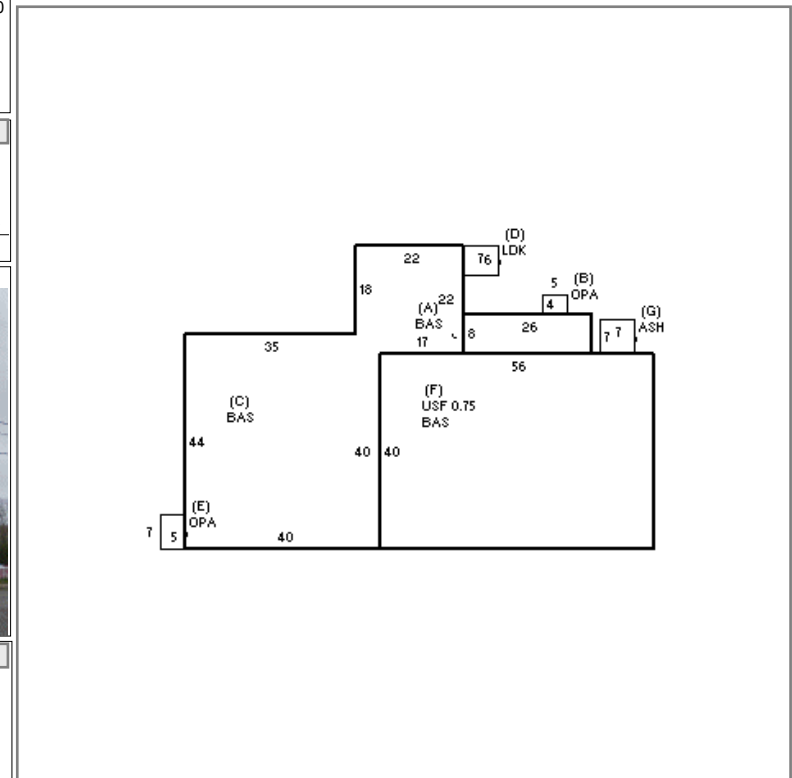
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		27,022	1.20	16,200
SHF	+	1.10	30 0.70 8' X 16'		128	18.06	1,600
SP2	A	1.00	30 0.70 4X6 & 4X4		40	108.70	3,000



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2021	RP
MODEL	5		CIM-5	LIST	5/18/2021	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	5/18/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,846
NET AREA	6,352	DETAIL ADJ	1.296	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	4,672	1937	77.92	364,029		
\$NLA(RCN)	\$75	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	55		16.91	930		
				ROOF SHAPE	1	GABLE	1.00	D	LDK	N	LOADING DOCK	42		18.81	790		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	F	USF	L	UP-STRY FIN	1,680	1937	66.07	111,004		
				FLOOR COVER	3	W/W CARPET	1.00	G	ASH	N	ATT SHED	49		22.31	1,093		
				INT. FINISH	3	WOOD PANEL	1.05										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16052	02/01/2016	13	OTHER		06/23/2016	RJM	100	100
12253	04/18/2012	13	OTHER	400	04/30/2014	JB	100	100
11602	10/04/2011	13	OTHER		04/30/2014	JB	100	100
11451	08/04/2011	3	ALT/RENO	7,000	04/30/2014	JB	100	100



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$401,400