

Key: 4149

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.230

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAJNASR SEMAAN & HEATHER TRS HAJNASR FAMILY TRUST 133 BARNFIELD DRIVE PLYMOUTH, MA 02360				20.3-84-0				269 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HAJNASR SEMAAN & HEATHER				04/17/2018	F	1 31206-3		31206-3			
HAJNASR SEMAAN				10/01/2009	P	144,500		24070-121			
BURKE ELLEN T TR OF ELLEN				01/11/2008	F	1 22597-217		22597-217			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18844	10/10/2018	7	SIGN	5,000			0 0
14196	04/01/2013	2	ADDITIONS	43,300	08/05/2015	RJM	100 100
13114	02/28/2013	3	ALT/RENO	1,600	04/30/2014	JB	100 100
10303	06/07/2010	7	SIGN	1,500	09/15/2010	JB	100 100
10053	02/24/2010	1	NEW CONSTRUC	114,000	09/15/2010	JB	100 100


LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	10,000	C-4	1.00	100	387,175	2.14	A	1.00	65	0.85	190,010

TOTAL	10,019 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	190,000	182,700		
Inf1	AVG		BUILDING	601,600	584,600		
N_Index	AVG		DETACHED	1,800	1,600		
			OTHER	0	0		
			TOTAL	793,400	768,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50 36' X 82'	2010	2,952	1.20	1,800

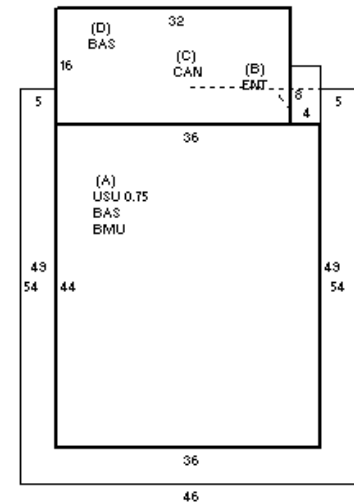
PHOTO	08/10/2015
	



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2015	JB
MODEL	5		CIM-5	LIST	8/7/2015	JB
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	8/7/2015	RJM
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	607,727
NET AREA	2,096	DETAIL ADJ	2.201	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	1,584		18.40	29,146	CONDITION ELEM	CD
\$NLA(RCN)	\$290	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,584	2010	211.53	335,070	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UP-STRY UNF	1,188		100.86	119,821	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ENT	N	ENCL ENTRY	32		42.00	1,344	CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00	C	CAN	N	CANOPY	720		19.50	14,040		
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	512	2014	211.54	108,306		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										



EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$601,600