

Key: 4151

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.232

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COOTS THOMAS F TRS TFC REALTY TRUST PO BOX 730 BUZZARDS BAY, MA 02532				20.3-86-0				265 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COOTS THOMAS F TRS				01/31/2014	QS	300,000		27966-338			
STROMEYER WILLIAM M &				03/16/2001	F	100		13642-195			
STROMEYER WILLIAM MCDONAL				03/07/1989	XX	6650-23					

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	1st	%
E-21-85	01/29/2021	3	ALT/RENO	4,400			100	100
16428	05/24/2016	3	ALT/RENO	89,300			100	100
15389	06/03/2015	3	ALT/RENO	1,000			100	100
02026	01/22/2002	4	DETACH.STRUC		02/07/2003	MJ	100	100
960050	02/29/1996	7	SIGN	6,800	01/01/1997	PAM	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,000	C-4	1.00	100	1.00	100	1.00	65	0.85		229,800

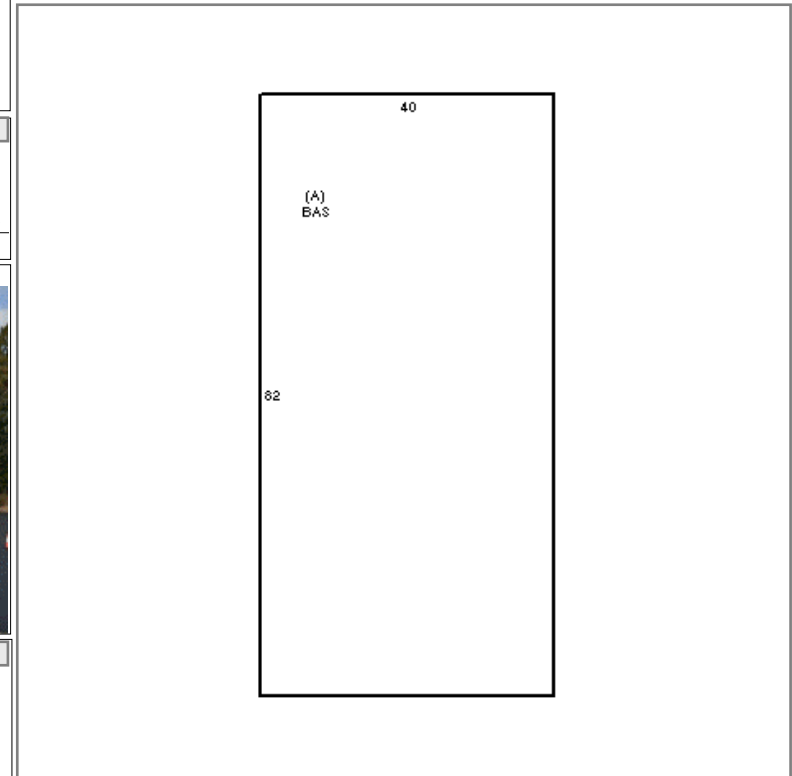
TOTAL	14,985 SF	ZONING		FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	229,800	221,000			
Infl1	AVG		BUILDING	226,700	218,000			
N_Index	AVG		DETACHED	11,500	10,600			
			OTHER	0	0			
		TOTAL		468,000	449,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	V	1.30	10 0.90	4X5	20	28.34	500
PAV	-	0.90	10 0.90		11,368	1.08	11,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2019	RP
MODEL	5		CIM-5	LIST	10/1/2019	RP
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	10/1/2019	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,280	DETAIL ADJ	1.426	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,280	1965	82.27	269,853
\$NLA(RCN)	\$82	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES	1	1.00	ROOF COVER	10	METAL	1.00									
% HEATED	50	.98	FLOOR COVER	4	ASPH TILE	0.98									
% AIR COND	50	1.02	INT. FINISH	3	WOOD PANEL	1.05									
% SPINKLERS	0	1.00	HEATING/COOL	9	WARM/COOL AIR	1.00									
			FUEL SOURCE	2	GAS	1.00									
			NAF	0		1.00									

TOTAL RCN	269,853
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	\$226,700