

Key: 4165

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.248

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HENRY WILLIAM B JR TRS HENRY BUZZARDS BAY RLTY TR 31 OTIS AVE COHASSET, MA 02025				20.3-102-0				230 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HENRY WILLIAM B JR TRS HENRY WILLIAM B JR				02/02/1998	J XX	11203-10 N/A-N/A					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3420	100	MEDICAL OFFICE BLDG			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
14830	09/30/2014	3	ALT/RENO	7,320	05/31/2019	RP	100 100
02630	09/18/2002	4	DETACH.STRUC	12,000	07/12/2003	MJ	100 100
02387	06/13/2002	2	ADDITIONS	2,169,000			0 100
980099	03/09/1998	3	ALT/RENO	45,000	01/13/1999	JS	0 100
980014	01/08/1998	3	ALT/RENO	3,700	01/13/1999	JS	0 100

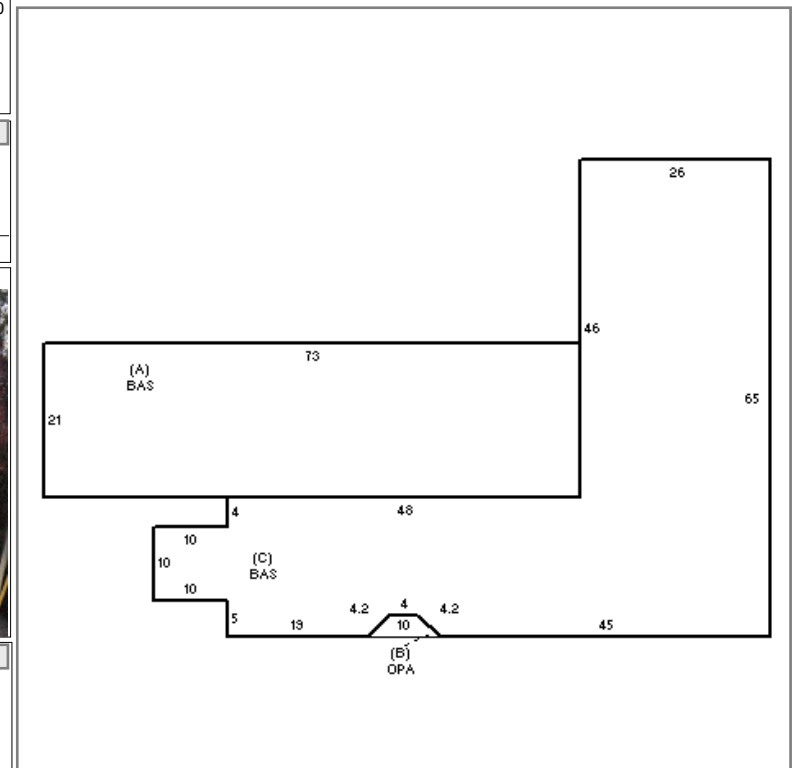
LAND

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	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.541	C-4	1.00	100	19,380	1.00	A	1.00	65	0.85	10,480

TOTAL	43,560 SF	ZONING	FRNT	218	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	274,000	263,500		
Infl1	AVG		BUILDING	427,500	411,000		
N_Index	AVG		DETACHED	7,400	6,900		
			OTHER	0	0		
			TOTAL	708,900	681,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E	1.90	30 0.70	4 X 8	32	41.42	900
PAV	A	1.00	50 0.50		10,000	1.20	6,000
SHF	G	1.20	30 0.70	6X6	36	21.13	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2019	RP
MODEL	5		CIM-5	LIST	10/1/2019	EST
STYLE	82	1.60	CLINIC [100%]	REVIEW	10/1/2019	
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	508,876																	
NET AREA	4,214	DETAIL ADJ	1.582	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,533	1927	120.66	184,969	CONDITION ELEM	CD																	
\$NLA(RCN)	\$121	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	21		20.14	423	EXTERIOR	V																	
				ROOF SHAPE	2	HIP	1.00	C	BAS	L	BASE AREA	2,681	1927	120.66	323,484	INTERIOR	V																	
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	V															
				FLOOR COVER	5	VINYL	1.00																											
				INT. FINISH	2	DRYWALL	1.00																											
				HEATING/COOL	9	WARM/COOL AIR	1.00																											
				FUEL SOURCE	2	GAS	1.00																											
				NAF	0		1.00																											
<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">2006 / 16</td> </tr> <tr> <td>COND</td> <td>16</td> <td>16 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>16</td> <td>% GD 84</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$427,500</td> </tr> </table>																	EFF.YR/AGE	2006 / 16		COND	16	16 %	FUNC	0		ECON	0		DEPR	16	% GD 84	RCNLD	\$427,500	
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