

Key: 4166

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.249

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
5 MACD LLC C/O COASTAL BUZZARDS BAY INC 236 MAIN ST BUZZARDS BAY, MA 02532				20.3-103-0				236 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COASTAL BUZZARDS BAY INC				03/09/2023	QS	635,000	35671-128				
5 MACD LLC				01/21/2022	F	100	34848-162				
MACDOUGALL RALPH J &				06/07/2013	F	10	27440-12				

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	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.122	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85	2,360

TOTAL	25,328 SF	ZONING		FRNT	109	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	265,900	255,700			
Infl1	AVG		BUILDING	300,800	289,300			
N_Index	AVG		DETACHED	9,500	8,800			
			OTHER	0	0			
			TOTAL	576,200	553,800			

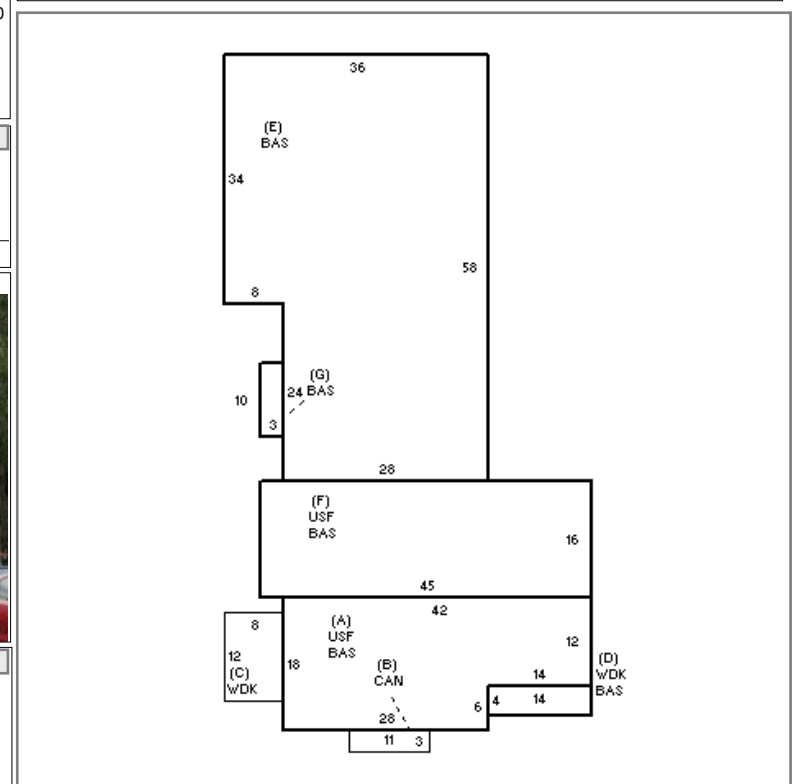
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E	1.90	20 0.80	4X4	16	41.42	500
PAV	A	1.00	50 0.50		15,000	1.20	9,000



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	5		CIM-5	LIST	10/13/2020	EST
STYLE	52	1.10	SERVICE GARAGE [57%]	REVIEW	10/13/2020	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,766	DETAIL ADJ	1.050	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	672	2003	78.37	52,664
\$NLA(RCN)	\$77	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	1,392	2003	66.46	92,509
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	33		16.24	536
				ROOF COVER	1	ASP/CMP SHIN	1.00	+	WDK	N	WOOD DECK	152		30.63	4,655
				FLOOR COVER	9	CONCRETE	0.95	+	BAS	L	BASE AREA	2,672	2003	78.37	209,404
				INT. FINISH	2	DRYWALL	1.00	G	BAS	L	BASE AREA	30	2003	78.37	2,351
				HEATING/COOL	9	WARM/COOL AIR	1.00		FIX	O	XTRA FIX	5		944.00	4,720
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO VEH-SALES/SERV			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19993	10/21/2019	7	SIGN	2,700	10/13/2020	RP	100	100
06127	03/03/2006	4	DETACH.STRUC	400			100	100
03749	10/16/2003	2	ADDITIONS	27,000	07/08/2004	MJ	100	100
SP14-2003	09/12/2003	3	ALT/RENO				100	100
980448	08/04/1998	2	ADDITIONS	1,000	01/13/1999	JS	100	100



CAPACITY	UNITS	ADJ	TOTAL RCN	366,839
STORIES	1	1.00	CONDITION ELEM	CD
% HEATED	100	1.00	EXTERIOR	A
% AIR COND	50	1.02	INTERIOR	A
% SPINKLERS	0	1.00	CDN/APP	A

BLDG COMMENTS	

EFF.YR/AGE		2004 / 18
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$300,800	