

Key: 4167

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.250

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
5 MACD LLC 236 MAIN ST BUZZARDS BAY, MA 02532				20.3-104-0				240 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
5 MACD LLC				01/21/2022	F	100	34848-166					
MACDOUGALL RALPH J &				06/07/2013	F	10	27440-14					
MACDOUGALL RALPH J ETUX				07/30/2003	QS	385,000	17368-256					
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	65	0.85		263,540
303	A	0.003	C-4	1.00	100	1.00	100	1.00	65	0.85		60

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	80	COMMERCIAL-RESID				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14505	06/25/2014	13	OTHER		08/07/2014	JB	100	100
12356	06/05/2012	7	SIGN	2,000	11/07/2019	RP	100	100
08281	06/09/2008	2	ADDITIONS	6,000	09/08/2010	JB	0	100
05564	08/19/2005	3	ALT/RENO	10,000	06/01/2007	SM	100	100
04867	11/23/2004	3	ALT/RENO	5,000	06/01/2007	SM	100	100

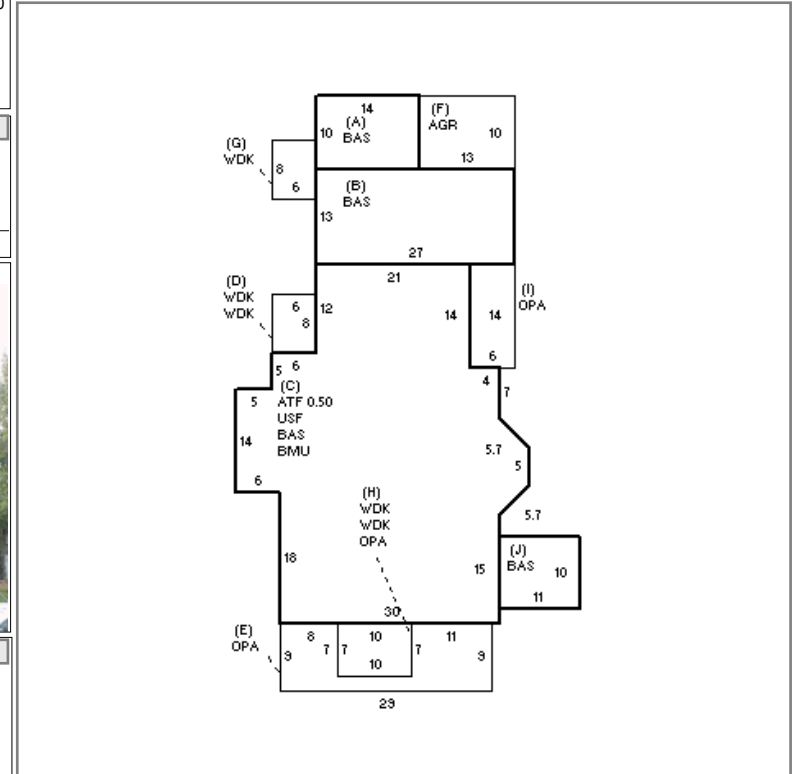
DETACHED

TOTAL	20,138 SF	ZONING	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE 11/2019 Chgd Base area to Restaurant from Retail	LAND	263,600	253,500		
Infl1	AVG		BUILDING	229,300	220,600		
N_Index	AVG		DETACHED	18,100	16,700		
			OTHER	0	0		
			TOTAL	511,000	490,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		15,000	1.20	16,200
SW2	A	1.00	10 0.90	2005	64	21.80	1,300
PTD	A	1.00	10 0.90	2006	152	4.47	600



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2019	RP
MODEL	5		CIM-5	LIST	11/7/2019	EST
STYLE	15	1.09	APARTMENT [66%]	REVIEW		
QUALITY	+	1.07	AVERAGE + [63%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1855	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305,785		
NET AREA	4,299	DETAIL ADJ	1.070	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	491	1855	69.32	34,034	CONDITION ELEM	CD		
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	C	BMU	N	BSMT UNF	1,479		18.40	27,214	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.00	C	BAS	L	BASE AREA	1,479	1855	69.32	102,518	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	1,479	1855	58.78	86,935	CDN/APP	G		
				FLOOR COVER	3	WW CARPET	1.00	C	ATF	L	ATTIC	740	1855	33.27	24,621				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	284		26.12	7,417				
				HEATING/COOL	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	345		17.16	5,921				
				FUEL SOURCE	2	GAS	1.00	F	AGR	N	ATT GARAGE	130		27.29	3,548				
				NAF	0		1.00	J	BAS	L	BASE AREA	110	2010	69.32	7,625				
									F22	O	FPL 2S 2OP	1		5,952.00	5,952				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	1993 / 29
				STORIES		2.5	1.00											COND	25 25 %
				% HEATED		100	1.00											FUNC	0
				% AIR COND		50	1.02											ECON	0
				% SPINKLERS		0	1.00											DEPR	25 % GD 75
																		RCNLD	\$229,300