

Key: 4174

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.257

LEG  
A  
L  
L  
A  
N  
D

CURRENT OWNER				PARCEL ID				LOCATION			
BOURNE LANDING LLC 55 OLD HEAD OF THE BAY RD BUZZARDS BAY, MA 02532				20.3-111-0				248 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOURNE LANDING LLC				01/12/2007	F	1	21693-346				
ANDEREGG FRANCES GARLAND				08/10/1999	B	100,000	12465-272				
LINCOLN MARTHA TR					XX		01654-0212				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12155	03/12/2012	3	ALT/RENO	1,500	04/30/2014	JB	0 100
12073	02/07/2012	3	ALT/RENO	4,800	04/30/2014	JB	0 100
03878	12/01/2003	3	ALT/RENO	1,500	07/09/2004	MJ	100 100

L  
A  
N  
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,600	C-4	1.00	100	387,175	1.75	A	65	0.85		226,880

D  
E  
T  
A  
C  
H  
E  
D

TOTAL	14,593 SF	ZONING	FRNT	300	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E Small Paved Parking area; Remainder is dirt parking. Located in Residential zoning district, but always used for business.	LAND	226,900	218,200		
Infl1	AVG		BUILDING	103,600	99,600		
N_Index	AVG		DETACHED	500	400		
			OTHER	0	0		
			<b>TOTAL</b>	<b>331,000</b>	<b>318,200</b>		

B  
U  
I  
L  
D  
I  
N  
G

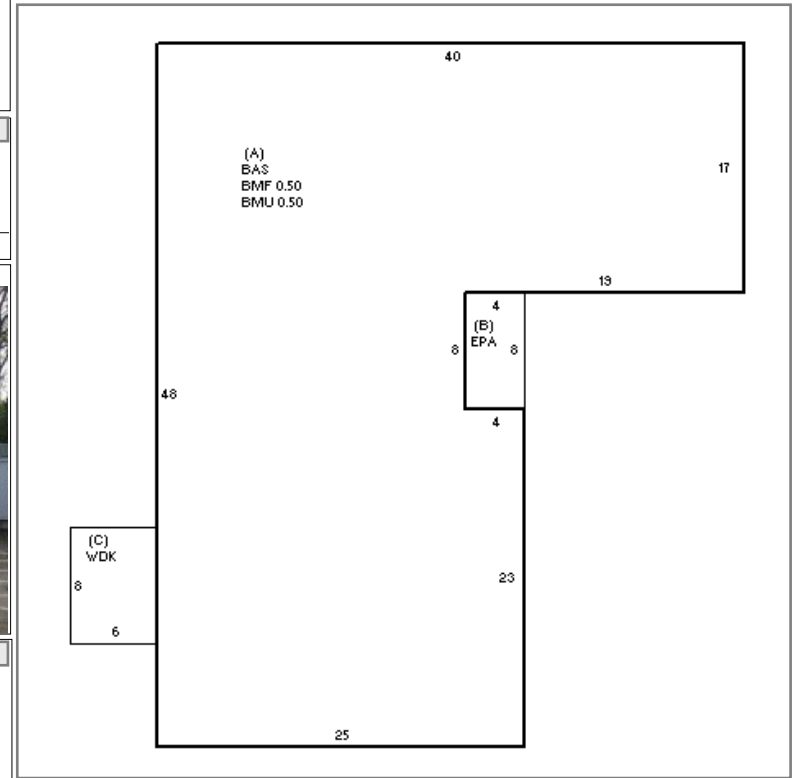
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	10 0.90			0.00	
PAV	A	1.00	50 0.50		200	1.20	100
SHF	G	1.20	30 0.70	4X6	24	21.13	400

PHOTO 10/13/2020



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	5		CIM-5	LIST	10/13/2020	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	10/13/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	140,060
NET AREA	2,135	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	712		18.40	13,101	CONDITION ELEM	CD
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BMF	L	BSMT FIN	712	1935	28.27	20,127	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,423	1935	70.11	99,767	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	EPA	N	ENCL PORCH	32		30.81	986	CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	48		24.50	1,176		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		4,903.00	4,903		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1991 / 31
STORIES	1	1.00	COND	26 26 %
% HEATED	100	1.00	FUNC	0
% AIR COND	100	1.03	ECON	0
% SPINKLERS	0	1.00	DEPR	26 % GD 74
RCNLD				\$103,600