

Key: 4175

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.258

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GORGIZIAN JASON C/O CURIOUS CHARLIE LLC 20 SWIFT RD SAGAMORE BEACH, MA 02562				20.3-113-1				260 MAIN ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CURIOUS CHARLIE LLC				01/31/2023	O	390,000	(232157)	
GORGIZIAN JASON				12/29/2015	F	100	(208391)					
SAGAMORE BEACH, MA 02562				09/30/2011	QS	325,000	(195321)					

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 %
B-23-44	05/01/2023	2	ADDITIONS	85,000	06/16/2023	RP	0 0
B-21-82	03/01/2021	13	OTHER				100 100
19296	04/17/2019	7	SIGN				100 100
10022	01/29/2010	7	SIGN	3,900	09/15/2010	JB	0 100
06008	01/10/2006	3	ALT/RENO	1,000	01/27/2006	MJ	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	0.016	C-4	1.00	100	19,380	1.00	A	1.00	65	0.85	310

TOTAL	20,691 SF	ZONING	FRNT	169	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E SITE WAS A BANK UNTIL 1/1/95 WHEN IT WAS CONVERTED TO OFFICE	LAND	263,900	253,700		
Infl1	AVG		BUILDING	211,300	112,400		
N_Index	AVG		DETACHED	12,600	11,600		
			OTHER	0	0		
			TOTAL	487,800	377,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	A 0.75		14,000	1.20	12,600

PHOTO 06/16/2023



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2023	RP
MODEL	5		CIM-5	LIST	6/16/2023	EST
STYLE	20	0.96	OFFICE BUILDING [55%]	REVIEW	6/16/2023	RP
QUALITY	+	1.07	AVERAGE + [55%]			
FRAME	2	1.00	MASONRY [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	229,664		
NET AREA	3,708	DETAIL ADJ	0.924	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,028	1974	61.94	125,609	CONDITION ELEM	CD		
\$NLA(RCN)	\$62	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	1,680	2023	61.94	104,055	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	G		
				FLOOR COVER	3	W/W CARPET	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												
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2014 / 8
				STORIES	1	1.00											COND	8 8 %	
				% HEATED	100	1.00											FUNC	0	
				% AIR COND	100	1.03											ECON	0	
				% SPINKLERS	0	1.00											DEPR	8 % GD 92	
																		RCNLD	\$211,300

