

Key: 4180

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.263

LEGAL

| CURRENT OWNER  |  |  |  |  |  | PARCEL ID  |    |            | LOCATION      |  |  |
|--|--|--|--|--|--|------------|----|------------|---------------|--|--|
| BROUFAS ELIAS<br>42 MAYFLOWER LANE<br>EAST WAREHAM, MA 02538 |  |  |  |  |  | 20.3-114-5 |    |            | 270-5 MAIN ST |  |  |
| TRANSFER HISTORY   |  |  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert)  |  |  |
| BROUFAS ELIAS  |  |  |  |  |  | 07/21/2021 | F  | 100        | (C222-5)      |  |  |
| BROUFAS PETER &  |  |  |  |  |  | 11/12/1998 | QS | 35,000     | (C222-5)      |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD   |  |
|--------|--------|-------------|------|--------|------|-------|-----|--------|--|
| 3430   | 100    | BUS CONDOS  |      |        |      |       | 1   | 1 of 1 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %      |  |
|        |        |             |      |        |      |       |     |        |  |

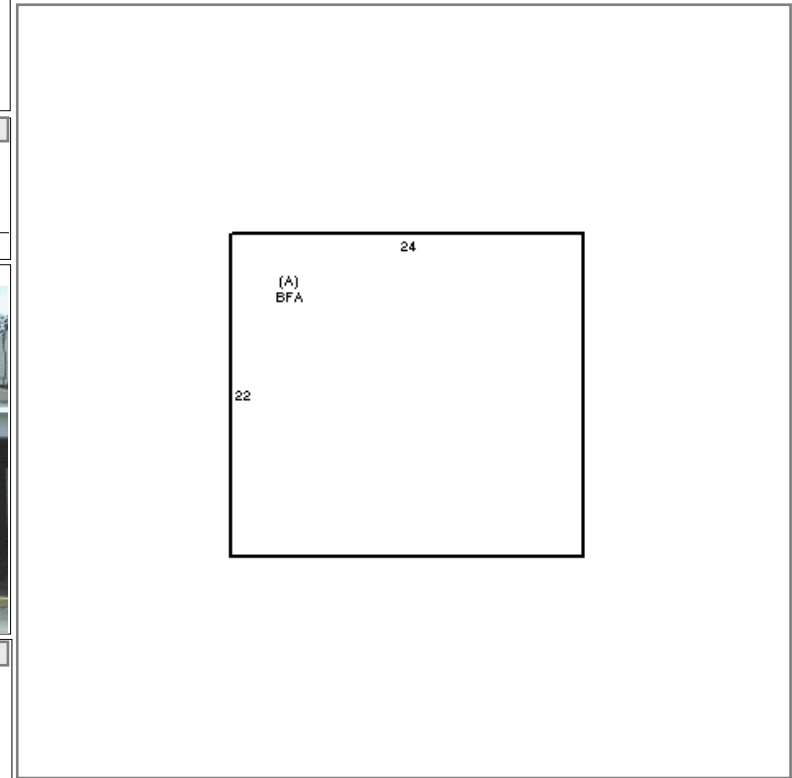
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |       |         |          |     |      |     |    |            |           |

|         |           |        |          |        |          |         |          |
|---------|-----------|--------|----------|--------|----------|---------|----------|
| TOTAL   | 37,897 SF | ZONING | FRNT     | 0      | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    |           | NOTE   | LAND     | 0      | 0        | 0       |          |
| Infl1   |           |        | BUILDING | 98,000 | 94,300   |         |          |
| N_Index |           |        | DETACHED | 0      | 0        |         |          |
|         |           |        | OTHER    | 0      | 0        |         |          |
|         |           |        | TOTAL    | 98,000 | 94,300   |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/8/2019 | RP |
|----------|----|------|---------------------|---------|----------|----|
| MODEL    | 30 |      | COMM CONDOS         | LIST    | 7/8/2019 | RP |
| STYLE    | 11 | 2.00 | RETAIL CONDO [100%] | REVIEW  |          |    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |          |    |

BLDG COMMENTS

G

|            |       |            |       |                |     |                 |      |   |     |   |                |       |      |           |        |                |         |            |           |
|------------|-------|------------|-------|----------------|-----|-----------------|------|---|-----|---|----------------|-------|------|-----------|--------|----------------|---------|------------|-----------|
| YEAR BLT   | 1986  | SIZE ADJ   | 1.000 | ELEMENT        | CD  | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 110,148 |            |           |
| NET AREA   | 528   | DETAIL ADJ | 1.000 | COMPLEX        | 35  | 270 MAIN ST     | 0.60 | A | BFA | L | BLD FLOOR AREA | 528   | 1986 | 188.17    | 99,353 | CONDITION ELEM | CD      |            |           |
| \$NLA(RCN) | \$209 | OVERALL    | 1.200 | OCCUPANCY      | 1   | YEAR ROUND      | 1.00 |   | BMU | N | BSMT UNF       | 517   |      | 20.88     | 10,795 | EXTERIOR       | A       |            |           |
|            |       |            |       | FLOOR/LOC      | 1   | FIRST FLOOR     | 1.00 |   |     |   |                |       |      |           |        |                |         | INTERIOR   | A         |
|            |       |            |       | VIEW INFL      | 5   | AVERAGE         | 1.00 |   |     |   |                |       |      |           |        |                |         | CDN/APP    | A         |
|            |       |            |       | HT/CL          | 5   | ELECTRIC BASB   | 1.00 |   |     |   |                |       |      |           |        |                |         | EFF.YR/AGE | 1986 / 36 |
|            |       |            |       | WDK/PTA/BALC   | 2   | NOT PRESENT     | 1.00 |   |     |   |                |       |      |           |        |                |         | COND       | 11 11 %   |
|            |       |            |       | PARKING        | 1   | OUTDOOR 1 SPACE | 1.00 |   |     |   |                |       |      |           |        |                |         | FUNC       | 0         |
|            |       |            |       | NET ADJ(%GOOD) | 100 | 100 %RG         | 1.00 |   |     |   |                |       |      |           |        |                |         | ECON       | 0         |
|            |       |            |       |                |     |                 |      |   |     |   |                |       |      |           |        |                | DEPR    | 11 % GD 89 |           |
|            |       |            |       |                |     |                 |      |   |     |   |                |       |      |           |        |                | RCNLD   | \$98,000   |           |