

Key: 4190

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.272

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COUTOS REALTY INVESTMENT CO II LLC 169 MAIN ST STONEHAM, MA 02180				20.3-117-0				278 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COUTOS REALTY INVESTMENT				04/24/2008	V	1,550,000	(185747)				
WYMAN MICHAEL P & MAURICE				05/11/1987	C	1,005,000	5715-26				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
PL-22-161	05/18/2022	3	ALT/RENO	15,000	03/01/2023	TL	0 0
B-22-101	03/30/2022	3	ALT/RENO	139,849	03/01/2023	TL	100 100
07259	05/17/2007	7	SIGN	20,949	01/11/2008	JB	100 100
06515	08/16/2006	2	ADDITIONS	189,000	06/29/2007	SM	100 100
01482	08/06/2001	7	SIGN	2,000	02/26/2002	MJ	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	20,000	C-4	1.00	FF 1.00	100	1.00	728,800	1.48	A	1.00	100	1.60	496,070
203	A	0.771	C-4	1.00	FF 1.00	100	1.00	255,200	1.00	A	1.00	100	1.60	196,760

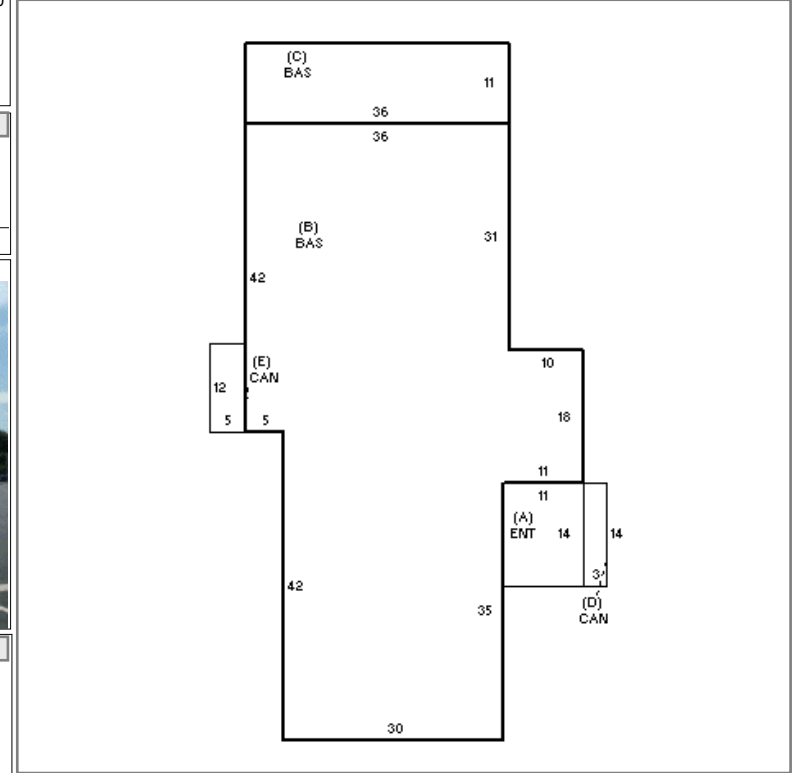
TOTAL	1.230 Acres	ZONING	4	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE				LAND	692,800	666,200
Inf1	FAST FOOD		LAND	806,100	794,500			
N_Index	AVG		DETACHED	49,900	47,000			
			OTHER	0	0			
						TOTAL	1,548,800	1,507,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	S	3.00	10 0.90	8X10	24	326.10	7,000
LH1	A	1.00	50 0.50		2	845.50	800
LH2	A	1.00	50 0.50		3	1,328.60	2,000
PAV	A	1.00	50 0.50		27,268	1.20	16,400
C06	A	1.00	50 0.50		400	10.10	2,000
OSH	S	3.00	10 0.90	WSSTE ENCL17	340	30.88	9,400
SP2	S	3.00	10 0.90	6X7 MENUE	42	326.10	12,300



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2021	RP
MODEL	5		CIM-5	LIST	9/7/2021	RP
STYLE	38	2.00	FRANCHISE F. FD [100%]	REVIEW	8/8/2022	TL
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,355	DETAIL ADJ	3.017	FOUNDATION	2	SLAB	1.00	A	ENT	N	ENCL ENTRY	154		42.63	6,565
\$NLA(RCN)	\$300	OVERALL	1.015	EXT. COVER	7	STUCCO	1.00	+	BAS	L	BASE AREA	3,355	1981	293.15	983,511
				ROOF SHAPE	4	FLAT/SHED	0.98	D	CAN	N	CANOPY	42		19.79	831
				ROOF COVER	8	TAR & GRAVEL	1.00	E	CAN	N	CANOPY	60		19.79	1,188
				FLOOR COVER	6	OTHER	1.00		DW1	O	DRIVE-UP WIND	1		15,549.80	15,550
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	150	150	1.50								



CAPACITY	UNITS	ADJ	TOTAL RCN	1,007,644
STORIES	1	1.00	CONDITION ELEM	CD
% HEATED	100	1.00	EXTERIOR	G
% AIR COND	100	1.03	INTERIOR	G
% SPINKLERS	100	1.02	CDN/APP	G

EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$806,100