Key: 4192

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,274

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOURNE GARY J & IRENE E TRS **C/O BOURNE MAIN STREET LLC** **14 SURREY DR** **LAKEVILLE, MA 02347**	**20.3-118-0**	**282 MAIN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOURNE MAIN STREET LLC	05/01/2023	F	1	35761-34
BOURNE GARY J &	05/01/2023	F	1	35761-32
BOURNE GARY J & IRENE E T	11/05/1998	QS	350,000	11819-82

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	90	COMMERCIAL-RESID	6	1	1 of 1

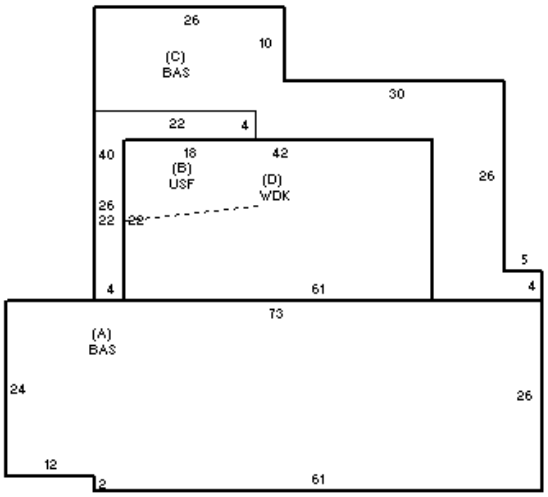
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19352	05/06/2019	7	SIGN	10,000	11/07/2019	RP	100	100
16012	01/08/2016	7	SIGN		11/07/2019	RP	100	100
10679	11/15/2010	2	ADDITIONS	35,000	04/30/2014	JB	0	100
08255	05/28/2008	2	ADDITIONS	18,000	09/12/2008	JB	0	100
05004	01/05/2005	3	ALT/RENO	14,000	08/03/2004	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	31,711	C-4 1.00	GS 1.00	100 1.00	387,175	1.17	A 1.00	65 0.85			329,970

TOTAL	31,712 SF	ZONING		FRNT	125
Nbhd	BUZZARDS BAY	NOTE	Removed 6x12 sign for FY2020 / Chngd MPD to AVG from low cost to be consistent with 160 Main St (cumberland farms)		
Infl1	GAS STATIONS				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	330,000	317,300
BUILDING	646,300	629,100
DETACHED	299,100	283,000
OTHER	0	0
TOTAL	**1,275,400**	**1,229,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
MPD	A 1.00	10 0.90			4	30,196.20	108,700
TN1	E 1.90	10 0.90	GALLONS		6,000	2.66	14,400
TN1	E 1.90	10 0.90	GALLONS		6,000	2.66	14,400
TN1	E 1.90	10 0.90	GALLONS		18,000	2.66	43,100
LH1	A 1.00	10 0.90			5	845.50	3,800
LH2	A 1.00	10 0.90			4	1,328.60	4,800
SP2	S 3.00	10 0.90		2006	72	326.10	21,100
SP2	S 3.00	10 0.90	6X7 MENUE		42	326.10	12,300
SIC	G 1.20	10 0.90	26X50		1,300	65.40	76,500

PHOTO 11/07/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	32	1.32	CONVEN. STORE [81%]
QUALITY	V	1.25	VERY GOOD [100%]
FRAME	2	1.00	MASONRY [81%]

MEASURE	11/7/2019	RP
LIST	11/7/2019	EST
REVIEW		

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	4,758	DETAIL ADJ	2.172
$NLA(RCN)	$164	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	4	ASPH TILE	0.98
INT. FINISH	5	OTHER	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	170	170	1.70

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,874	2004	164.65	308,563
B	USF	L	UP-STRY FIN	924	2010	139.63	129,016
C	BAS	L	BASE AREA	1,960	2004	164.65	322,723
D	WDK	N	WOOD DECK	176		31.08	5,471
	DW1	O	DRIVE-UP WIND	1		12,958.50	12,959

TOTAL RCN	778,731

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$646,300