

Key: 4206

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.288

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CHU BENNY P TR OF CHINA BAY TRUST 300 MAIN STREET BUZZARDS BAY, MA 02532-3327				20.3-132-0				304 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHU BENNY P TR OF PRIZZI ANTHONY R				10/09/2002	N XX	465,000	15718-312 04366-00214				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	63	COMMERCIAL-RESID			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-448	12/09/2021	3	ALT/RENO		09/09/2022	TL	100 100
19108	02/19/2019	3	ALT/RENO	20,000	05/24/2019	RP	100 100
17375	05/22/2017	9	DECK	800			100 100
16554	07/01/2016	13	OTHER	17,169	08/25/2016		100 100
15682	08/13/2015	7	SIGN	2,985			100 100

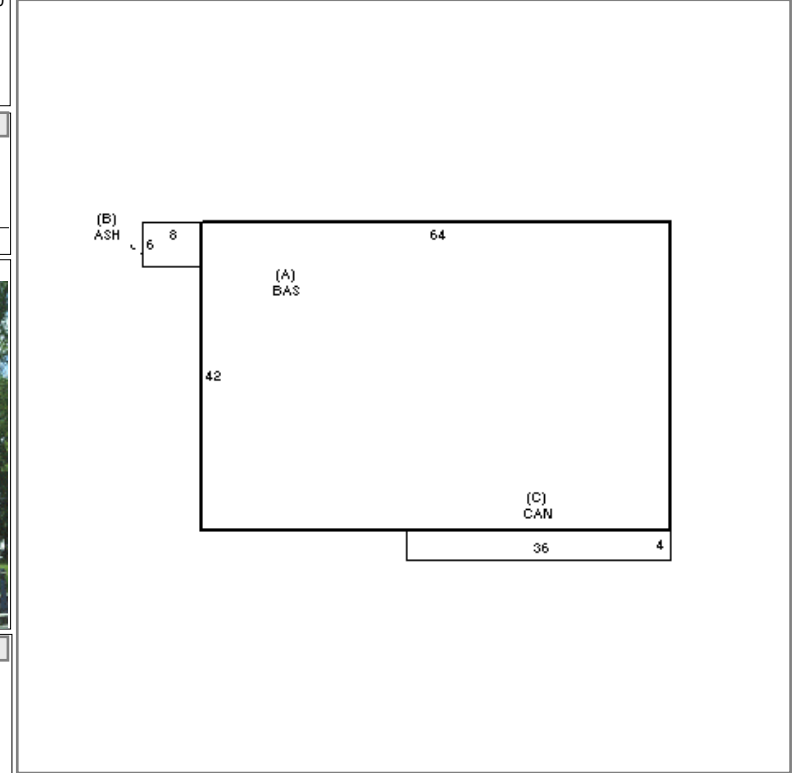
LAND

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	614,925	1.48	A	1.00	88	1.35	418,560
303	A	0.741	C-4	1.00	100	30,780	1.00	A	1.00	88	1.35	22,810

TOTAL	1.200 Acres	ZONING	FRNT	83	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	441,400	424,400		
Infl1	AVG		BUILDING	175,500	171,000		
N_Index	AVG		DETACHED	11,300	10,500		
			OTHER	283,100	269,200		
			TOTAL	911,300	875,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E	1.90	10 0.90	2-4X4	32	41.42	1,200
PAV	A	1.00	50 0.50		15,000	1.20	9,000
W06	A	1.00	50 0.50		300	7.40	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	RP
MODEL	5		CIM-5	LIST	5/24/2019	RP
STYLE	39	1.25	RESTAURANT [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	234,054
NET AREA	2,688	DETAIL ADJ	1.248	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,688	1984	85.11	228,770	CONDITION ELEM	CD
\$NLA(RCN)	\$87	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00	B	ASH	N	ATT SHED	48		22.63	1,086	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	144		13.20	1,900	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00		CLR	N	COOLER	80		28.73	2,298	CDN/APP	A
				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										
																EFF.YR/AGE	1993 / 29
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$175,500

