

Key: 4207

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.290

LEGALS

LAND

DETACHED

BUILDING

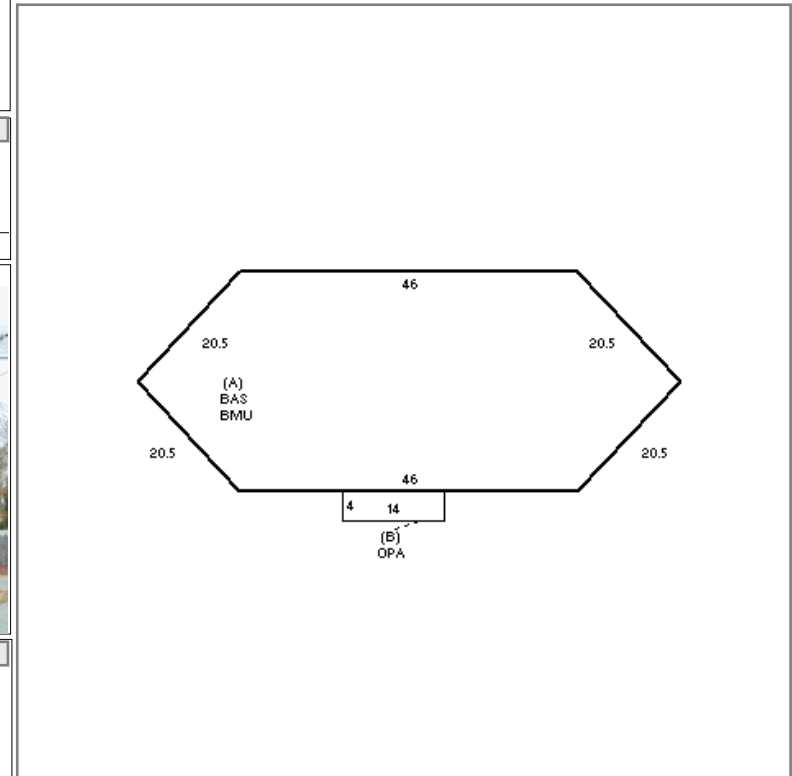
CURRENT OWNER				PARCEL ID				LOCATION			
CHU BENNY P TR CHINA BAY TRUST 300 MAIN ST BUZZARDS BAY, MA 02532-3327				20.3-133-0				300 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CHU BENNY P TR CHU BENNY P & WARREN YEE				02/22/2001	X XX			13579-40 04637-0055			

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 %
09180	05/08/2009	3	ALT/RENO	5,000	09/21/2009	JB	100 100
930494	09/15/1993	7	SIGN		03/24/1994	JS	100 100
930312	06/26/1993	7	SIGN	1,200	03/24/1994	JS	100 100
930084	03/05/1993	1	NEW CONSTRUC	110,000	03/24/1994	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	9,890	C-4	1.00	100	1.00	100	1.00	614,925	2.15	A	1.00	88	1.35		300,210

TOTAL	9,888 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	300,200	288,700		
Infl1	AVG		BUILDING	191,300	186,400		
N_Index	AVG		DETACHED	10,400	9,600		
			OTHER	0	0		
TOTAL				501,900	484,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		17,388	1.20	10,400



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2019	RP
MODEL	5		CIM-5	LIST	11/7/2019	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW		
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,800	DETAIL ADJ	1.274
\$NLA(RCN)	\$142	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	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,800		18.68	33,617
A	BAS	L	BASE AREA	1,800	1993	122.38	220,281
B	OPA	N	OPEN PORCH	56		20.43	1,144

TOTAL RCN	255,042
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1993 / 29
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$191,300