

Key: 4208

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.291

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BEECY DOUGLAS TRS BOASHIAN REALTY TRUST 310 MAIN ST BUZZARDS BAY, MA 02532				20.3-134-0				310 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEECY DOUGLAS TRS				01/17/2017	U	950,000	30238-219				
DIMODICA ANTOINETTE & ROS				06/29/2009	F		23841-112				
DIMODICA ANTOINETTE & ROS				07/28/2008	F	1	23067-22				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-169	04/28/2021	3	ALT/RENO	2,000	04/08/2022	TL	100 100
H707	08/07/2020	3	ALT/RENO		04/23/2021		100 100
H708	08/07/2020	3	ALT/RENO				100 100
19903	09/25/2019	7	SIGN	500	04/23/2021		100 100
		3	ALT/RENO		05/24/2019	RP	100 100

LAND

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	100	1.00	100	1.00	614,925	1.48	A	1.00	88	1.35		418,560
303	A	1,141	C-4	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	88	1.35		35,120

DETAILED

TOTAL	1.600 Acres		ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY		NOTE per questionnaire, 1/2017 sale is qs BC 7/17	LAND	453,700	436,200		
Inf1	AVG			BUILDING	332,500	319,700		
N_Index	AVG			DETACHED	17,100	16,000		
				OTHER	80,200	77,100		
				TOTAL	883,500	849,000		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	RP
MODEL	5		CIM-5	LIST	5/24/2019	RP
STYLE	17	1.40	RETAIL SM [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

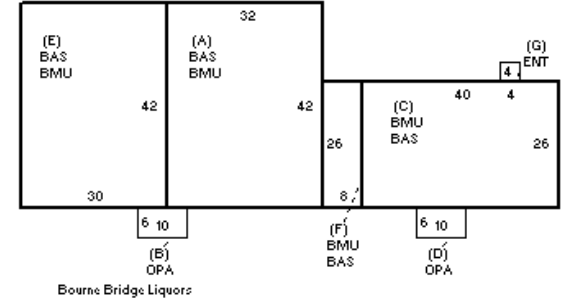
YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	3,852	DETAIL ADJ	1.514
\$NLA(RCN)	\$117	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	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	3	WOOD PANEL	1.05
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	1,344		18.40	24,730
A	BAS	L	BASE AREA	1,344	1962	93.87	126,159
+	OPA	N	OPEN PORCH	120		16.10	1,932
C	BAS	L	BASE AREA	1,040	0	93.87	97,623
C	BMU	N	BSMT UNF	1,040		18.40	19,136
E	BMU	N	BSMT UNF	1,260		18.40	23,184
E	BAS	L	BASE AREA	1,260	1962	93.87	118,274
F	BAS	L	BASE AREA	208	1962	93.87	19,525
F	BMU	N	BSMT UNF	208		18.40	3,827
G	ENT	N	ENCL ENTRY	16		28.00	448
CLR	N		COOLER	512		28.30	14,490

TOTAL RCN	449,328	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	1991 / 31	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$332,500	



BLDG COMMENTS

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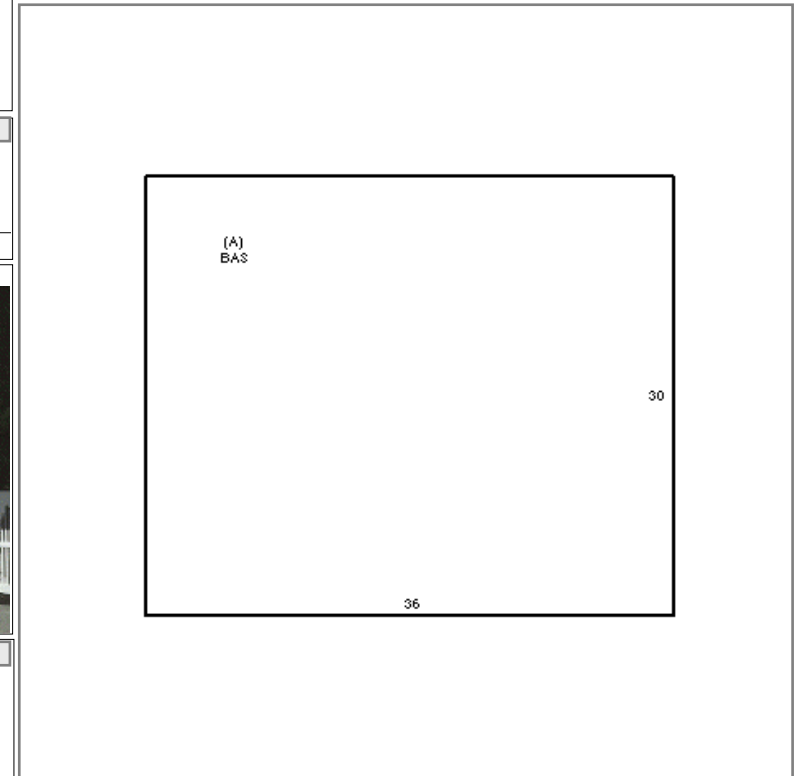
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	80,200	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	RP
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QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	125,297		
NET AREA	1,080	DETAIL ADJ	1.250	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,080	1962	116.02	125,297	CONDITION ELEM CD			
\$NLA(RCN)	\$116	OVERALL	1.000	EXT. COVER	4	VINYL	1.00									EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									INTERIOR	A		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
% HEATED	0	.95		FLOOR COVER	5	VINYL	1.00									EFF.YR/AGE 1977 / 45			
% AIR COND	0	1.00		INT. FINISH	1	PLASTER	1.04									COND	36 36 %		
% SPINKLERS	0	1.00		HEATING/COOL	13	NONE	0.95									FUNC	0		
																	ECON	0	
																	DEPR	36 % GD	64
																	RCNLD		\$80,200