

Key: 4234

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.319

LEGALS

| CURRENT OWNER  |  |  |  |  |  | PARCEL ID  |    |            | LOCATION     |  |  |  |
|--|--|--|--|--|--|------------|----|------------|--------------|--|--|--|
| ELOVITZ GERALD & ARTHUR BENCE<br>TR LIMBIC REALTY TRUST<br>119 CEDAR STREET<br>HYANNIS, MA 02601 |  |  |  |  |  | 20.3-157-8 |    |            | 258 MAIN ST  |  |  |  |
| TRANSFER HISTORY   |  |  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |  |  |  |
|  |  |  |  |  |  | 09/27/2017 | V  | 130,000    | (C162-B5)    |  |  |  |
|  |  |  |  |  |  | 12/03/2002 | N  | 65,000     | (C162-B5)    |  |  |  |
|  |  |  |  |  |  |            | XX |            | N/A-N/A      |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |          |        | BN ID | BN | CARD   |     |
|--------|--------|-------------|----------|--------|-------|----|--------|-----|
| 3430   | 100    | BUS CONDOS  |          |        |       | 1  | 1 of 1 |     |
| PMT NO | PMT DT | TY          | DESC     | AMOUNT | INSP  | BY | 1st    | %   |
| 15202  |        | 3           | ALT/RENO | 7,000  |       |    | 100    | 100 |

LAND

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

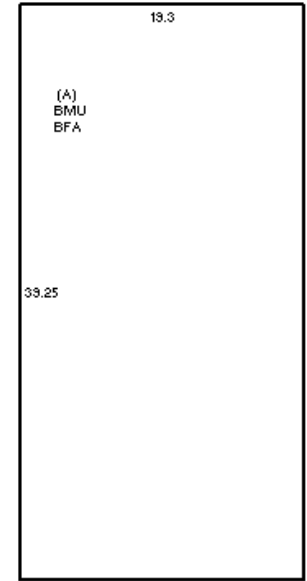
|         |             |        |          |        |          |         |          |
|---------|-------------|--------|----------|--------|----------|---------|----------|
| TOTAL   | 2.040 Acres | ZONING | FRNT     | 0      | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    |             | NOTE   | LAND     | 0      | 0        | 0       |          |
| Infl1   |             |        | BUILDING | 87,600 | 84,200   |         |          |
| N_Index |             |        | DETACHED | 0      | 0        |         |          |
|         |             |        | OTHER    | 0      | 0        |         |          |
|         |             |        | TOTAL    | 87,600 | 84,200   |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/8/2021 | RP  |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL    | 30 |      | COMM CONDOS         | LIST    | 9/8/2021 | EST |
| STYLE    | 10 | 1.80 | OFFICE CONDO [100%] | REVIEW  | 9/8/2021 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |          |     |

| YEAR BLT   | 1983  | SIZE ADJ   | 1.000 | ELEMENT        | CD  | DESCRIPTION     | ADJ  |
|------------|-------|------------|-------|----------------|-----|-----------------|------|
| NET AREA   | 758   | DETAIL ADJ | 1.000 | COMPLEX        | 36  | BB PROFESSIONAL | 0.47 |
| \$NLA(RCN) | \$131 | OVERALL    | 0.846 | OCCUPANCY      | 1   | YEAR ROUND      | 1.00 |
| CAPACITY   |       | UNITS      | ADJ   | FLOOR/LOC      | 1   | FIRST FLOOR     | 1.00 |
| ROOMS      | 0     | 1.00       |       | VIEW INFL      | 5   | AVERAGE         | 1.00 |
| BEDROOMS   | 0     | 1.00       |       | HT/CL          |     |                 | 1.00 |
| BATHROOMS  | 0     | 1.00       |       | WDK/PTA/BALC   |     |                 | 1.00 |
| HALFBATHS  | 0     | 1.00       |       | PARKING        | 1   | OUTDOOR 1 SPACE | 1.00 |
| FIREPLACES | 0     | 1.00       |       | NET ADJ(%GOOD) | 100 | 100 %RG         | 1.00 |

| S | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN    |
|---|-----|---|----------------|-------|------|-----------|--------|
| A | BFA | L | BLD FLOOR AREA | 758   | 1983 | 116.60    | 88,383 |
| A | BMU | N | BSMT UNF       | 758   |      | 14.72     | 11,158 |

| TOTAL RCN      | 99,540    |    |
|----------------|-----------|----|
| CONDITION ELEM | CD        |    |
| EXTERIOR       | A         |    |
| INTERIOR       | A         |    |
| CDN/APP        | A         |    |
| EFF.YR/AGE     | 1983 / 39 |    |
| FUNC           | 12 12 %   |    |
| ECON           | 0         |    |
| DEPR           | 12 % GD   | 88 |
| RCNLD          | \$87,600  |    |