

Key: 4246

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.331

LEGAL

LAND

DETACHED

BUILDING

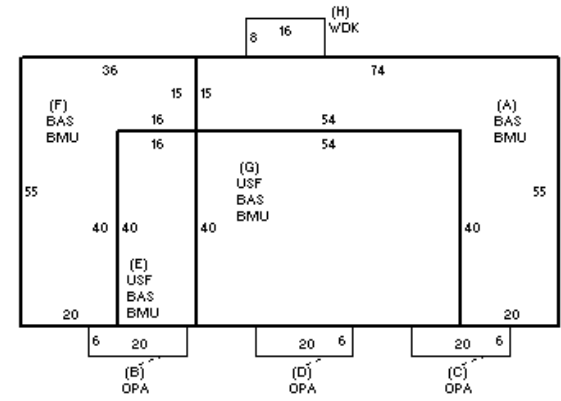
CURRENT OWNER		PARCEL ID		LOCATION	
CHRISCO REALTY OF BOURNE LLC C/O COUTO MANAGEMENT GROUP 169 MAIN ST STONEHAM, MA 02180		20.4-2-0		343 SCENIC HIGHWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CHRISCO REALTY OF BOURNE		05/03/2005	G	1,365,000	19787-136
QUINTAL GLORIA M		06/01/2001	X		13894-21
QUINTAL ROBERT E &			XX		1373+-1156+

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	70	COMMERCIAL-RESID		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-379	10/15/2021	3	ALT/RENO	74,827	07/01/2022	RP	100 100
16541	06/27/2016	7	SIGN	6,850	02/25/2019	RP	100 100
16179	03/14/2016	7	SIGN	3,000	02/25/2019	RP	100 100
15903	10/09/2015	3	ALT/RENO	150,000	02/25/2019	RP	100 100
15525	07/01/2015	7	SIGN	2,500	02/25/2019	RP	100 100

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	1.00	100	1.00	614,925	1.48	A	1.00	88	1.35		418,560
203	A	1,470	C-4	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	88	1.35		316,530

TOTAL	1.929 Acres	ZONING	FRNT	395	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	735,100	706,900		
Infl1	AVG		BUILDING	834,300	811,400		
N_Index	AVG		DETACHED	198,700	189,600		
			OTHER	0	0		
			TOTAL	1,768,100	1,707,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70	2007	30,000	1.20	25,200
CAN	S	3.00	10 0.90	24X90	2010	2,160	11.54
SP2	S	3.00	10 0.90	4X16		64	326.10
LH1	A	1.00	30 0.70			7	845.50
LH3	A	1.00	30 0.70	2010		1	1,811.90
PM2	E	1.90	10 0.90	2-4/1-2		3	5,067.30
TNK	E	1.90	10 0.90	3-12000 GAL		36,000	3.03
C08	A	1.00	30 0.70			70	11.70
SP2	S	3.00	10 0.90	7X7 MENUE		49	326.10



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2019	RP
MODEL	5		CIM-5	LIST	2/25/2019	RP
STYLE	32	1.41	CONVEN. STORE [46%]	REVIEW	2/26/2019	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,850	DETAIL ADJ	1.377	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	1,910		18.68	35,671
\$NLA(RCN)	\$106	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	4,070	2007	96.51	392,802
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	360		20.43	7,354
				ROOF COVER	1	ASPH/CMP SHIN	1.00	E	BMU	N	BSMT UNF	640		18.68	11,953
				FLOOR COVER	6	OTHER	1.00	+	BAS	L	BASE AREA	1,980	2007	96.51	191,093
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	2,800	2007	81.84	229,157
				HEATING/COOL	1	FORCED AIR	1.00	F	BMU	N	BSMT UNF	1,340		18.68	25,026
				FUEL SOURCE	2	GAS	1.00	G	BMU	N	BSMT UNF	2,160		18.68	40,340
				NAF	0		1.00	H	WDK	N	WOOD DECK	128		31.08	3,979

TOTAL RCN	937,374
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$834,300