Key: 4374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,456

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COMMONWEALTH OF MASSACHUSETTS OFFICE OF TRANSP & CONSTR 10 PARK PLAZA SUITE 3170 BOSTON, MA 02116	23.0-1-0	70 MAIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COMMONWEALTH OF MASSACHUS	06/11/1982	X		3498-109

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9010	100	COM OF MASSACHUSETTS	6	1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-134	07/22/2020	15	INSULATE/WEA	8,569			100	100
B-20-20	07/20/2020	15	INSULATE/WEA	8,569			100	100
16958	11/01/2016	13	OTHER	4,840	12/01/2016	BC	100	100
16487	06/13/2016	7	SIGN		12/01/2016	BC	100	100
15649	08/03/2015	7	SIGN	6,995	12/01/2016	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	314,503	C-4 1.00	100 1.00	100 1.00	387,175	1.00	A 1.00	65 0.85			2,795,400

TOTAL 7.220 Acres ZONING 1 FRNT 98

Nbhd	BUZZARDS BAY
Infl1	AVG
N_Index	AVG

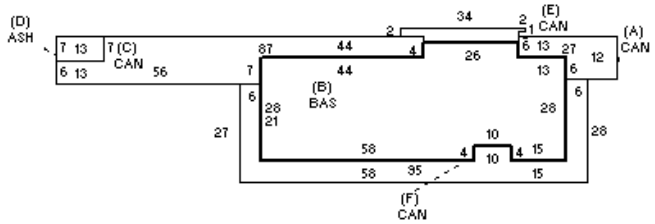
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	2,795,400	2,688,000
BUILDING	214,100	205,800
DETACHED	15,700	14,600
OTHER	79,200	76,200
TOTAL	**3,104,400**	**2,984,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A 1.00	40 0.60			9	845.50	4,600
PAV	A 1.00	30 0.70			10,000	1.20	8,400
SW2	S 3.00	10 0.90	4 X 8		32	65.40	1,900
SHM	A 1.00	40 0.60	8 X 14		112	11.73	800

PHOTO 12/01/2016



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	90	1.65	GOV. BLDG. [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	12/1/2016	BC
LIST	12/1/2016	BC
REVIEW	12/1/2016	BC

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,388	DETAIL ADJ	1.744
$NLA(RCN)	$140	OVERALL	1.000

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	7	STUCCO	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	6	TILE	1.05
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CAN	N	CANOPY	246		13.65	3,358
B	BAS	L	BASE AREA	2,388	1900	127.03	303,337
C	CAN	N	CANOPY	901		13.65	12,299
D	ASH	N	ATT SHED	91		22.30	2,029
E	CAN	N	CANOPY	118		13.65	1,611
F	CAN	N	CANOPY	868		13.65	11,848

TOTAL RCN 334,482

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 1977 / 45

COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64

RCNLD $214,100

Key: 4374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,457

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COMMONWEALTH OF MASSACHUSETTS OFFICE OF TRANSP & CONSTR 10 PARK PLAZA SUITE 3170 BOSTON, MA 02116	23.0-1-0	70 MAIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9010	100	COM OF MASSACHUSETTS	6	2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

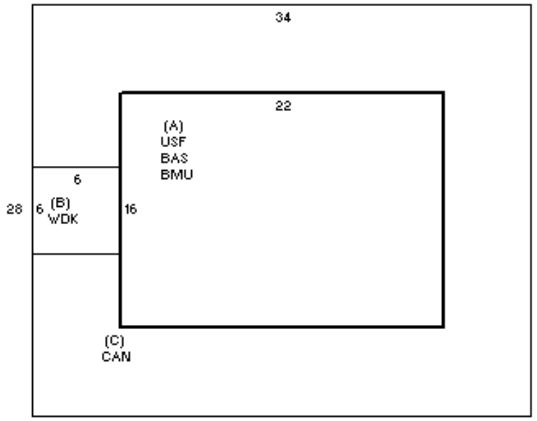
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	79,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/01/2016



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	90	1.65	GOV. BLDG. [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	12/1/2016	BC
LIST	12/1/2016	BC
REVIEW	12/1/2016	BC

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	704	DETAIL ADJ	1.488
$NLA(RCN)	$176	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	7	STUCCO	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	6	TILE	1.05
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED 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	352		18.40	6,477
A	BAS	L	BASE AREA	352	1900	159.96	56,306
A	USF	L	UP-STRY FIN	352	1900	135.64	47,747
B	WDK	N	WOOD DECK	36		24.50	882
C	CAN	N	CANOPY	952		13.00	12,376

TOTAL RCN	123,788

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$79,200