

Key: 4393

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.477

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DANGELO PAUL R TR THREE DEE REALTY TRUST 2 SLEEPY HOLLOW LANE BUZZARDS BAY, MA 02532				23.1-10-1				5 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DANGELO PAUL R TR DANGELO ANTHONY J				10/06/2004	A XX	355,000	(174644) 00255-0046				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09552	11/01/2009	13	OTHER	7,500	09/15/2010	JB	0	100
960170	05/01/1996	3	ALT/RENO	20,000	09/22/1997	PAM	0	100
920295	06/09/1992	4	DETACH.STRUC	200	02/04/1993	JS	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	15,896 C-4	1.00	DCK	1.00	100	1.00	250,525	1.67	A	1.00	55 0.55	152,830

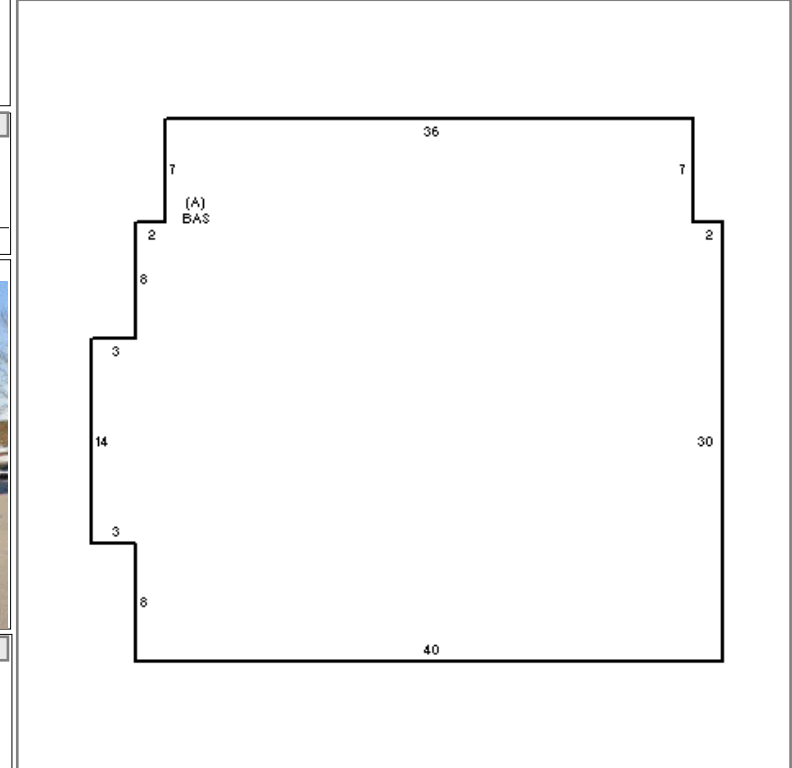
TOTAL	15,896 SF	ZONING	Chapter 91 license held in perpetuity #88-3	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	Chapter 91 license held in perpetuity #88-3	LAND	152,800	147,000		
Infl1	DOCK			BUILDING	194,700	187,200		
N_Index	AVG			DETACHED	64,600	61,400		
				OTHER	0	0		
				TOTAL	412,100	395,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	50 0.50		24	108.70	1,300
PAV	A	1.00	50 0.50		10,720	1.20	6,400
FLD	A	1.00	10 0.90		320	60.40	17,400
PPD	A	1.00	10 0.90		240	181.20	39,100
W06	A	1.00	50 0.50		100	7.40	400



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2021	RP
MODEL	5		CIM-5	LIST	9/7/2021	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	9/7/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,494	DETAIL ADJ	2.135	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,494	1948	172.80	258,166
\$NLA(RCN)	\$176	OVERALL	1.000	EXT. COVER	6	SHAKES	1.02		F11	O	FPL 1S 10P	1		4,903.00	4,903
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPINKLERS	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



TOTAL RCN	263,069	
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	\$194,700	