

Key: 4427

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.511

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CURRENT OWNER							PARCEL ID				LOCATION			
TWO MAIN STREET BOURNE LLC PO BOX 66 BUZZARDS BAY, MA 02532							23.1-43-0				2 MAIN ST			
TRANSFER HISTORY							DOS	T	SALE PRICE		BK-PG (Cert)			
TWO MAIN STREET BOURNE LL							02/10/2021	T	700,000 (225318)		(130472)			
BUZZARDS BAY MARINA CORP							06/27/2001	B	150,000 (161978)		(130472)			
CAPPELLO LOUIS							06/21/1993	L	141,100 (130472)		(130472)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16170	03/10/2016	3	ALT/RENO	12,500	03/04/2019	RP	0	100
04332	05/24/2004	7	SIGN		06/01/2007	SM	100	100
03128	03/19/2003	3	ALT/RENO	1,000	07/08/2004	MJ	0	100
3014	01/13/2003	3	ALT/RENO	2,500	07/08/2004	MJ	0	100
950147	04/03/1995	3	ALT/RENO	1,500	01/01/1997	PAM	0	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	17,904	C-4	1.00	100	728,800	1.57	A	1.00	100	1.60	470,470

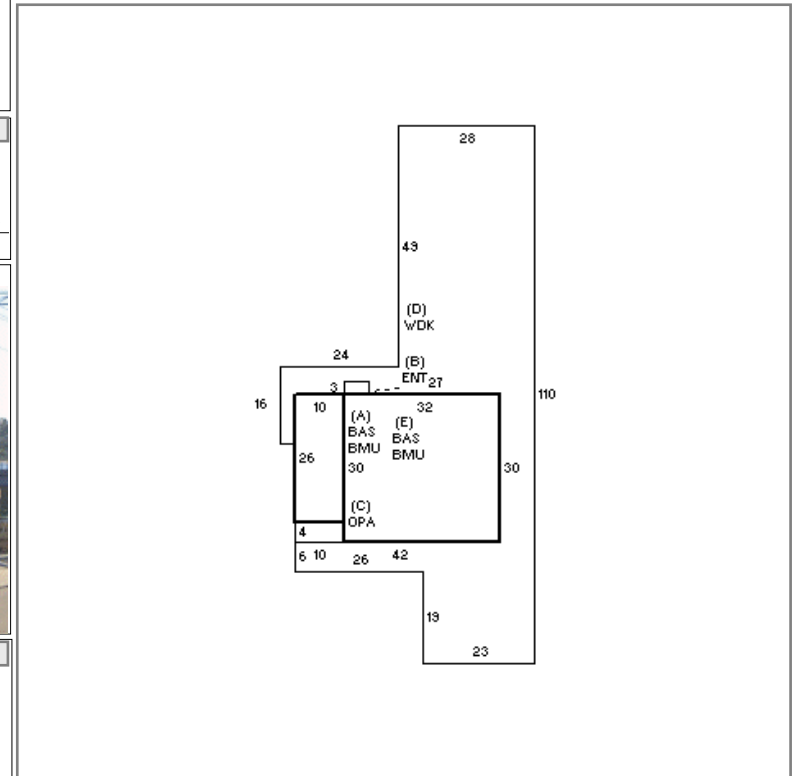
TOTAL	17,904 SF	ZONING	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	470,500	452,400		
Inf1	AVG		BUILDING	209,400	282,300		
N_Index	AVG		DETACHED	274,500	233,600		
			OTHER	0	0		
			TOTAL	954,400	968,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		80	16.90	700
W06	A	1.00	50 0.50		394	7.40	1,500
SW1	A	1.00	50 0.50	2004	48	18.30	400
FLD	E	1.90	10 0.90		33 FLOATS	1,848	190,900
PPD	E	1.90	10 0.90		EST	250	77,500
CLR	A	1.00	10 0.90			128	3,500



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2019	RP
MODEL	5		CIM-5	LIST	3/4/2019	RP
STYLE	39	1.46	RESTAURANT [79%]	REVIEW	11/16/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,220	DETAIL ADJ	1.401	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	260		18.40	4,784
\$NLA(RCN)	\$204	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	260	1954	129.36	33,633
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCL ENTRY	15		29.40	441
				ROOF COVER	7	ROLL	0.98	C	OPA	N	OPEN PORCH	40		16.90	676
				FLOOR COVER	6	OTHER	1.00	D	WDK	N	WOOD DECK	2,640		25.73	67,914
				INT. FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNF	960		18.40	17,684
				HEATING/COOL	9	WARM/COOL AIR	1.00	E	BAS	L	BASE AREA	960	1954	129.36	124,182
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



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

TOTAL RCN	249,294	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
CDN/APP	V	
EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$209,400	