

Key: 4428

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.512

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FOUR MAIN STREET BOURNE LLC PO BOX 66 BUZZARDS BAY, MA 02532				23.1-43-1				4 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOUR MAIN STREET BOURNE L				03/31/2021	T	672,500	33959-311				
MAKEPAR CORPORATION				12/27/2012	QS	300,000	(199201)				
PENNER MICHAEL J TR OF				12/01/2003	F	1	(171429)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	51	RESID - COMMERCIAL				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		2	ADDITIONS		10/24/2019	RP	100	100
14482	06/18/2014	7	SIGN	400	10/24/2019	RP	100	100
13303	05/09/2013	6	FENCE	3,000	10/24/2019	RP	100	100
10469	08/11/2010	3	ALT/RENO	4,000	01/04/2012	JB	100	100
10323	03/08/2010	2	ADDITIONS	117,400	09/15/2010	JB	100	100

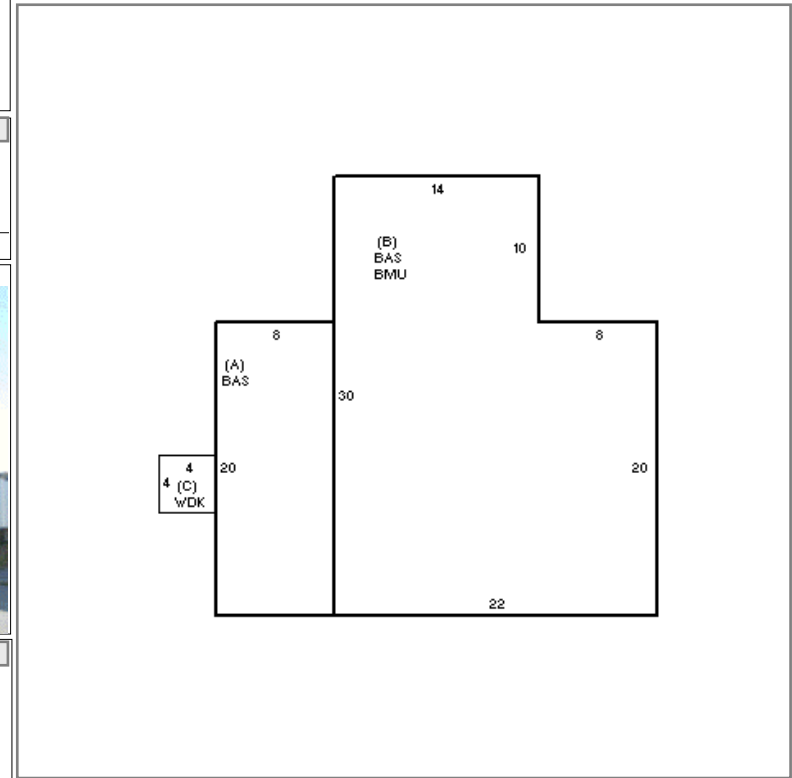
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,367	C-4	1.00	100	250,525	1.14	A	1.00	55	0.55	218,980

TOTAL	33,367 SF	ZONING	4	FRNT	316	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N	Former Site of Penner's Seaside Trolley, 2 ranch style buildings on site, '07 rest.fire/demo. Parking lot is used by			LAND	219,000	210,600
Infl1	AVG	T	Eastwinds. 2 Ranch style units & a commerical Parking lot. ( paving)			BUILDING	126,200	120,200
N_Index	AVG	E				DETACHED	29,200	26,900
						OTHER	75,200	71,800
						TOTAL	449,600	429,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12X10	100	16.90	1,500
C06	A	1.00	10 0.90		200	10.10	1,800
PAV	S	3.00	10 0.90		8,000	3.60	25,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/23/2019	RP
MODEL	1		RESIDENTIAL	LIST	10/23/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/25/2021	RP
QUALITY	+	1.04	AVERAGE + [78%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	126,231		
NET AREA	740	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	160	1950	144.28	23,085	CONDITION ELEM	CD		
\$NLA(RCN)	\$171	OVERALL	0.660	EXT COVER	3	ALUMINUM	1.00	B	BMU	N	BSMT UNFINISHED	580		32.20	18,674	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	580	1950	144.28	83,681	INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	16		49.40	790	KITCHEN	V		
				FLOOR COVER	35	WW-VINYL	1.00									BATHS	V		
				INT. FINISH	4	WALL BOARD	0.96									HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	3	CIM	0.75												
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2021 / 1
				STORIES	1	1.00												COND	1 1 %
				ROOMS	4	1.00												FUNC	0
				BEDROOMS	2	1.00												ECON	0
				BATHROOMS	1	1.00												DEPR	0 % GD 100
				FIXTURES	5	1.00												RCNLD	\$126,200
				GARAGE CAPACITY	0	1.00													
				% BSMT FINISH	0	1.00													
				# OF HALF BATHS	0	1.00													
				# OF UNITS	1	1.00													

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LEGAL

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

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0130	51	RESID - COMMERCIAL				2	2 of 2	
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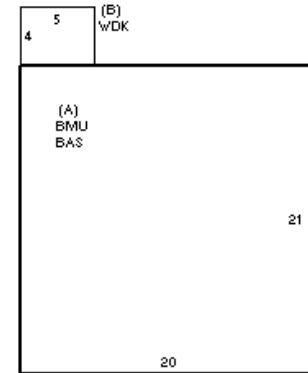
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	75,200	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	RP
MODEL	1		RESIDENTIAL	LIST	10/24/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/25/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	75,226			
NET AREA	420	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	420	1950	145.92	61,285	CONDITION ELEM	CD			
\$NLA(RCN)	\$179	OVERALL	0.640	EXT COVER	4	VINYL	1.00	A	BMU	N	BSMT UNFINISHED	420		30.93	12,992	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	20		47.48	950	INTERIOR	V			
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	V			
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	V			
				INT. FINISH	4	WALL BOARD	0.96									HEAT	U			
				HEATING/COOLING	7	FL/WALL UNIT	0.98									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
				USE	3	CIM	0.75													
																	EFF.YR/AGE	2021 / 1		
																	COND	1 1 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	0	% GD	100
																	RCNLD	\$75,200		