

Key: 4562

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.647

LEGAL

LAND

DETACHED

BUILDING

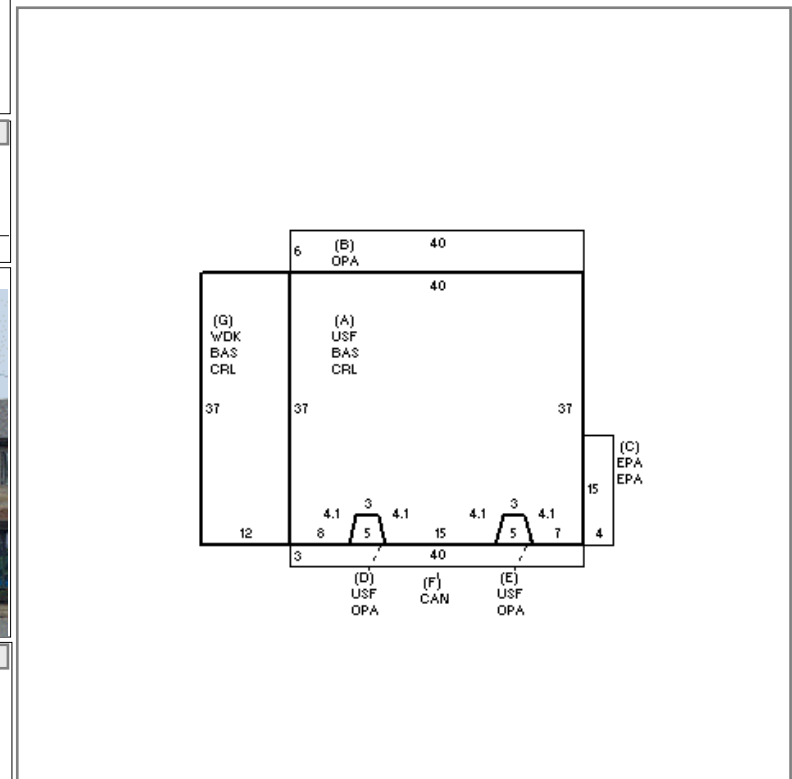
CURRENT OWNER				PARCEL ID				LOCATION			
COSTA LOUIS J & SUZEL M COSTA TRS OF THE KCM REALTY TRUST 41 DESERET DR BUZZARDS BAY, MA 02532				23.2-42-0				25 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COSTA LOUIS J & SUZEL M C				07/20/1994	F	1 6161-47					
COSTA LOUIS J & TRS				05/26/1987	QS	185,000		N/A-N/A			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-20-364	12/16/2020	2	ADDITIONS	45,000	04/04/2022	RP	100 100
19156	03/07/2019	3	ALT/RENO	5,000	04/04/2022		100 100
17018	01/09/2017	3	ALT/RENO	2,700			100 100
12624	09/10/2012	7	SIGN	400	05/13/2014	JB	100 100
12092	02/16/2012	7	SIGN	2,000	06/27/2012	JB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	15,611	C-4	1.00	100	1.00	100	1.00	387,175	1.69	A	65 0.85	234,180

TOTAL	15,594 SF	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS		
Nbhd	BUZZARDS BAY	N O T E	10/18; land lpi .55 to .85 per sales analysis main st & consistency				LAND	234,200	225,200
Infl1	AVG		LAND	243,900	238,000				
N_Index	AVG		DETACHED	1,400	1,300				
			OTHER	0	0				
			TOTAL	479,500	464,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 8 X 20		160	11.39	1,400



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2018	BC
MODEL	5		CIM-5	LIST	4/4/2022	EST
STYLE	31	1.71	STORE(SM.RETAIL [57%])	REVIEW	4/4/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	358,685
NET AREA	3,372	DETAIL ADJ	1.641	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL	1,892		4.90	9,271	CONDITION ELEM	CD
\$NLA(RCN)	\$106	OVERALL	1.000	EXT. COVER	8	PLYWOOD	0.98	A	BAS	L	BASE AREA	1,448	1900	104.51	151,332	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,448	1900	88.63	128,330	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	272		16.10	4,379	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	C	EPA	N	ENCL PORCH	120		30.80	3,696		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	32	1900	88.63	2,836		
				HEATING/COOL	9	WARM/COOL AIR	1.00	F	CAN	N	CANOPY	120		13.00	1,560		
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	444	2020	104.51	46,403		
				NAF	0		1.00	G	WDK	N	WOOD DECK	444		24.50	10,878		
																EFF.YR/AGE	1981 / 41
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$243,900