

Key: 4565

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.652

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY VINCENT D & DARLENE T TRS OF 57 MAIN ST REALTY TRUST 35 FIELDWOOD DRIVE SAGAMORE BEACH, MA 02562				23.2-45-0				57 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MAHONEY VINCENT D & DARLE				10/18/2017	O	250,000		30836-169			
MURPHY PAULA M & ANNE WIN				06/09/1987	QS	300,000		5767-050			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
18234	04/02/2018	3	ALT/RENO	52,435	02/25/2019	RP	100
17951	11/22/2017	5	DEMOLITIONS	400	02/25/2019	RP	100
13155	03/14/2013	7	SIGN	100			100
08288	06/11/2008	3	ALT/RENO	38,000	12/03/2008	JB	100
3857	11/21/2003	3	ALT/RENO	19,500			100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	5,741	C-4	1.00	100	387,175	2.88	A	1.00	65	0.85	147,040

TOTAL	5,750 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS		
Nbhd	BUZZARDS BAY	N O T E	10/18; land lpi .55 to .85 per sales analysis main st & consistency				LAND	147,000	141,400
Infl1	AVG		BUILDING	264,600	254,400				
N_Index	AVG		DETACHED	0	0				
			OTHER	0	0				
				TOTAL	411,600	395,800			

DETACHED

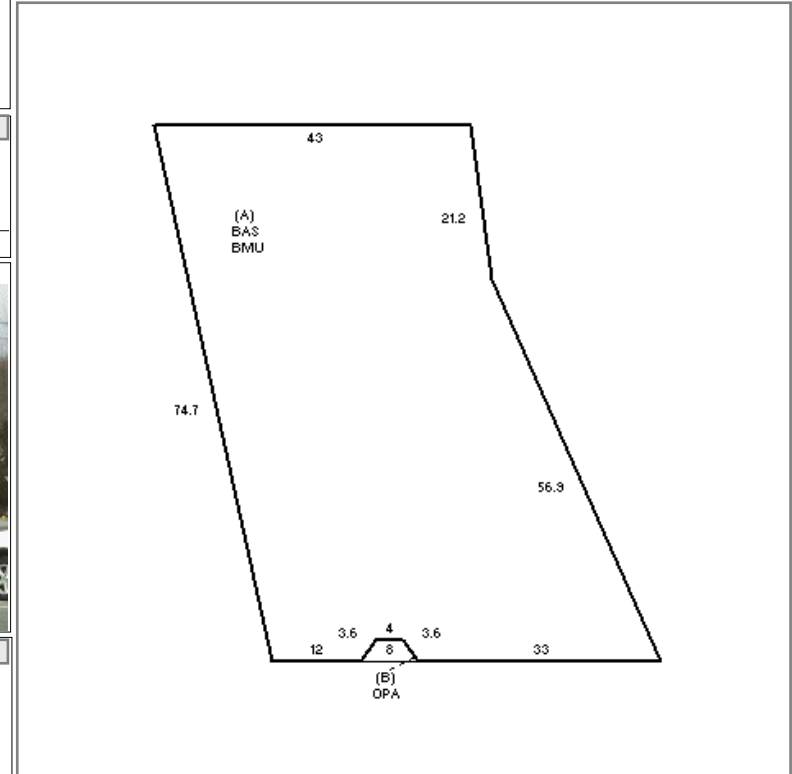
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/25/2019	RP
MODEL	5		CIM-5	LIST	2/25/2019	RP
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	2/27/2019	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1937	SIZE ADJ	1.000
NET AREA	3,323	DETAIL ADJ	1.402
\$NLA(RCN)	\$117	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	8	TAR & GRAVEL	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	1.05
HEATING/COOL	9	WARM/COOL 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	3,323		18.40	61,143
A	BAS	L	BASE AREA	3,323	1937	98.59	327,620
B	OPA	N	OPEN PORCH	18		17.72	319

TOTAL RCN	389,082
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$264,600