

Key: 4578

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.664

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
NARES REALTY LLC 33 COHASSET AVENUE UNIT 2 BUZZARDS BAY, MA 02532		23.2-58-0	33 COHASSET AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NARES REALTY LLC		12/15/2009	QS	519,500	24236-221
BUZZARDS BAY REALTY LLC		07/14/2006	B	131,380	21183-128
HUPP BRIAN C &		07/14/2006	F	100	21183-126

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	51	COMMERCIAL-RESID			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07530	08/30/2007	7	SIGN	11,242	01/16/2008	JB	100	100
06544	08/28/2006	1	NEW CONSTRUC	468,000	05/29/2007	SM	100	100

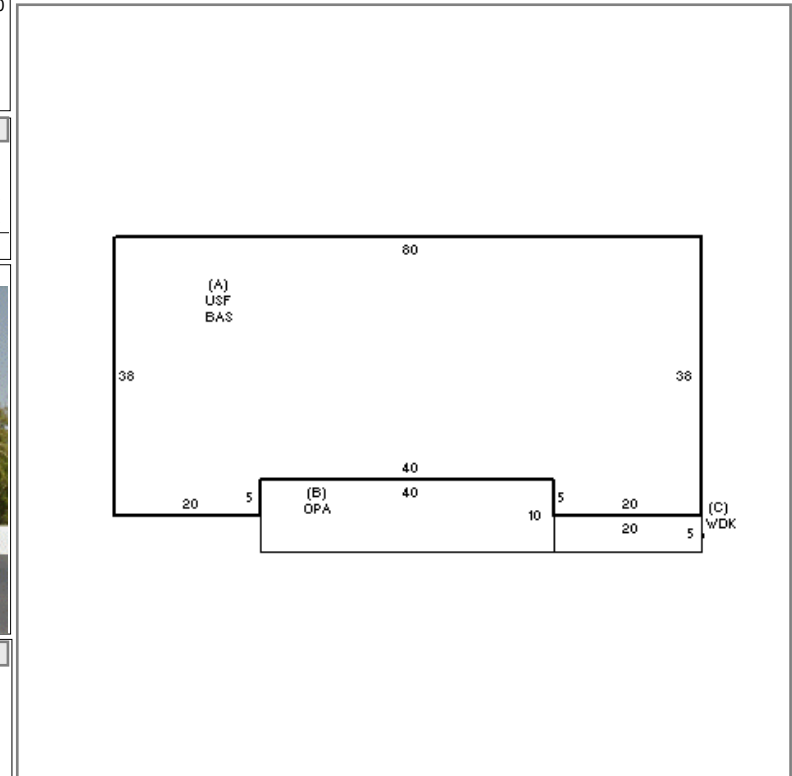
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-4	1.00	100	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.047	C-4	1.00	100	19,380	1.00	A	1.00	65	0.85	910

DETAILED

TOTAL	22,041 SF	ZONING	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E 10/18; land lpi .55 to .85 per sales analysis main st & consistency			LAND	264,500	254,300
Infl1	AVG		BUILDING	309,400	301,100		
N_Index	AVG		DETACHED	5,200	4,800		
			OTHER	0	0		
					TOTAL	579,100	560,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2007	4,800	1.20	5,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2018	BC
MODEL	5		CIM-5	LIST	10/16/2018	BC
STYLE	20	1.00	OFFICE BUILDING [50%]	REVIEW	4/1/2021	RP
QUALITY	V	1.15	VERY GOOD [50%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	368,297			
NET AREA	5,680	DETAIL ADJ	0.978	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,840	2006	66.37	188,495	CONDITION ELEM	CD			
\$NLA(RCN)	\$65	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	2,840	2006	56.28	159,844			EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	400		18.79	7,517	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	100		28.60	2,860	CDN/APP	A			
				FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIX	10		958.06	9,581					
				INT. FINISH	2	DRYWALL	1.00													
				HEATING/COOL	9	WARM/COOL AIR	1.00													
				FUEL SOURCE	2	GAS	1.00													
				NAF	0		1.00													
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16%	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$309,400	