

Key: 4586

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.672

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LONGFELLOW PROPERTIES LLC 367 MAIN ST FALMOUTH, MA 02540				23.2-66-0				61 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LONGFELLOW PROPERTIES LLC				01/22/2021	QS	415,000	33712-234					
MICHIEZI JEAN M TR				08/30/2012	F	1	26631-44					
MICHIEZI JEAN M				10/31/2005	N	400,000	20419-128					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	16,117	C-4	1.00	100	387,175	1.66	A	1.00	65	0.85	237,740

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
169954	11/01/2016	3	OTHER		10/09/2018	BC	100	100
16548	06/24/2016	3	ALT/RENO	27,500			100	100
10047	02/22/2010	13	OTHER		09/15/2010	JB	0	100
930122	04/05/1993	3	ALT/RENO	3,475	11/18/1993	JS	0	100

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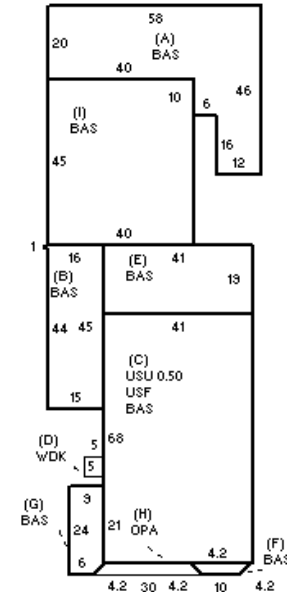
TOTAL	16,117 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N 2/06 inspect-chng 2nd floor condition/quality (cost) +		LAND	237,700	228,600	228,600
Infl1	AVG	O (income) - No broker involved in sale/son acquiring		BUILDING	208,600	197,000	
N_Index	AVG	T surrounding properties .10/18; land lpi .55 to .85 per sales		DETACHED	0	0	
		E analysis main st & consistency		OTHER	0	0	
				TOTAL	446,300	425,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/10/2018	BC
MODEL	5		CIM-5	LIST	10/10/2018	EST
STYLE	31	1.80	STORE(SM.RETAIL [42%]	REVIEW	10/10/2018	BC
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	907,006
NET AREA	10,614	DETAIL ADJ	1.720	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	3,332	1860	83.40	277,884		
\$NLA(RCN)	\$85	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	676	1860	83.40	56,377		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	3,818	1860	83.40	318,415		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	2,788	1860	70.72	197,173		
				FLOOR COVER	3	W/W CARPET	1.00	C	USU	N	UP-STRY UNF	1,394		39.76	55,432		
				INT. FINISH	1	PLASTER	1.04	D	WDK	N	WOOD DECK	25		22.04	551		
				HEATING/COOL	1	FORCED AIR	1.00	H	OPA	N	OPEN PORCH	81		14.49	1,174		
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
CDN/APP	A

EFF.YR/AGE	1971 / 51
COND	42 42 %
FUNC	10 Upper stories
ECON	25
DEPR	77 % GD 23
RCNLD	\$208,600