

Key: 4587

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.673

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--------------------------------------|--|--|--|---|--|--|--|---------------|----|------------|--------------|--|
| MICHIEZI VINCENT P & NOREEN MICHIEZI | | | | 23.2-67-0 | | | | 85-93 MAIN ST | | | | |
| 76 MASHNEE RD BOURNE, MA 02532 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | MICHIEZI VINCENT P & MICHIEZI VINCENT P | | | | 04/23/2021 | F | 1 | 34041-318 | |
| | | | | MICHIEZI VINCENT TRS | | | | 12/20/2019 | F | 100 | 32564-210 | |
| | | | | | | | | 10/17/2017 | QS | 885,000 | 30834-1 | |

| 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 | 1.00 | 100 | 1.00 | 387,175 | 1.48 | A | 1.00 | 65 | 0.85 | | 263,540 |
| 303 | A | 0.601 | C-4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 19,380 | 1.00 | A | 1.00 | 65 | 0.85 | | 11,650 |

| TOTAL | 1.059 Acres | | ZONING | FRNT | 129 | ASSESSED | CURRENT | PREVIOUS |
|---------|--------------|--|------------------|--|---------|------------------|------------------|----------|
| Nbhd | BUZZARDS BAY | | N O T E | street # 85 through 93 ... 10/18; land lpi .55 to .85 per sales analysis main st & consistency | | LAND | 275,200 | 264,600 |
| Infl1 | AVG | | | LAND BUILDING DETACHED OTHER | 966,600 | 838,600 | | |
| N_Index | AVG | | | | 7,200 | 6,600 | | |
| | | | | | 0 | 0 | | |
| | | | | TOTAL | | 1,249,000 | 1,109,800 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|--------|-----------|-------|
| PAV | A | 1.00 | 60 0.40 | | 15,000 | 1.20 | 7,200 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 4/29/2020 | RP |
|----------|----|------|------------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/29/2020 | EST |
| STYLE | 31 | 1.81 | STORE(SM.RETAIL [64%]) | REVIEW | 7/26/2023 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

| YEAR BLT | 1900 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|--------|------------|-------|--------------|----|--------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 17,590 | DETAIL ADJ | 1.681 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNF | 2,908 | | 18.58 | 54,042 |
| \$NLA(RCN) | \$93 | OVERALL | 1.010 | EXT. COVER | 15 | CC - BLOCK | 0.98 | + | BAS | L | BASE AREA | 8,238 | 1900 | 89.35 | 736,043 |
| | | | | ROOF SHAPE | 4 | FLAT/SHED | 0.98 | C | BMU | N | BSMT UNF | 4,130 | | 18.58 | 76,752 |
| | | | | ROOF COVER | 8 | TAR & GRAVEL | 1.00 | + | OPA | N | OPEN PORCH | 155 | | 16.26 | 2,521 |
| | | | | FLOOR COVER | 6 | OTHER | 1.00 | + | BAS | L | BASE AREA | 1,500 | 2019 | 89.35 | 134,021 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | USF | L | UP-STRY FIN | 4,904 | 2019 | 75.77 | 371,559 |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | L | BAS | L | BASE AREA | 2,948 | 1900 | 89.35 | 263,396 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 1,638,333 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| CDN/APP | G |
| EFF.YR/AGE | 2008 / 14 |
| COND | 14 14 % |
| FUNC | 27 uc |
| ECON | 0 |
| DEPR | 41 % GD 59 |
| RCNLD | \$966,600 |

| 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 | % |
| PL-23-155 | 06/13/2023 | 3 | ALT/RENO | 100 | | | | 0 |
| EXB-20-209 | 08/24/2020 | 3 | ALT/RENO | 25,000 | 04/04/2022 | RP | | 50 |
| 20034 | 01/10/2020 | 7 | SIGN | 2,200 | 04/04/2022 | TL | | 100 |
| 191055 | 11/13/2019 | 7 | SIGN | 600 | | | | 100 |
| 19949 | 10/10/2019 | 7 | SIGN | 3,960 | | | | 100 |

