

Key: 4596

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.683

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOLMES STEPHEN P JR 12 TIFFANY RD BUZZARDS BAY, MA 02532				23.2-76-0				99 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOLMES STEPHEN P JR				09/13/2005	QS	350,000		20252-86			
GUARNERI JOSEPH A				06/24/2004	F	1 18753-43					
ALBERTI ESPERANZA S TR OF				01/07/1987	C	225,000		5509-61			

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 %
EXB-22-406	07/05/2022	3	ALT/RENO	12,280			0 0
09362	08/03/2009	1	NEW CONSTRUC	2,175	09/15/2010	JB	0 100
05871	12/27/2006	7	SIGN	2,000	05/31/2007	SM	100 100
05680	10/03/2005	3	ALT/RENO	20,000	05/31/2007	SM	100 100
05110	02/16/2005	3	ALT/RENO	6,000	05/31/2007	SM	100 100

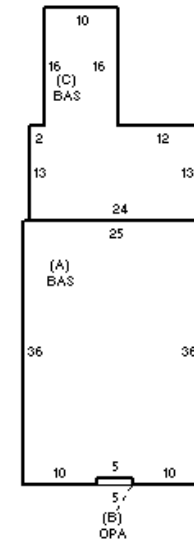
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	3,630	C-4	1.00	100	387,175	3.70	A	1.00	65	0.85	119,230

TOTAL	3,615 SF	ZONING	3	FRNT	26	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE Some parking in rear... ;10/18; land lpi .55 to 85 per sales analysis main st & consistency	LAND	119,200	114,700			
Infl1	AVG		BUILDING	213,900	205,700			
N_Index	AVG		DETACHED	600	600			
			OTHER	0	0			
TOTAL				333,700	321,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	G	1.20	10 0.90 1X3	2007	30	21.96	600



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2021	RP
MODEL	5		CIM-5	LIST	9/7/2021	EST
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	9/7/2021	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	222,849		
NET AREA	1,367	DETAIL ADJ	1.296	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	895	1940	162.93	145,824	CONDITION ELEM	CD		
\$NLA(RCN)	\$163	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	OPA	N	OPEN PORCH	5		24.20	121	EXTERIOR	E		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	472	1940	162.93	76,904	INTERIOR	E		
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	E		
				FLOOR COVER	3	W/W CARPET	1.00												
				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	2018 / 4
																		COND	4 4 %
																		FUNC	0
																		ECON	0
																		DEPR	4 % GD 96
																		RCNLD	\$213,900