

Key: 4598

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.685

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---------|------------|-------------------------|-------------|--|--|--|
| MICHIEZI VINCENT P 76 MASHNEE RD BOURNE, MA 02532 | | | | 23.2-78-0 | | | | 111 MAIN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MICHIEZI VINCENT P DIMODICA ANGELO J&J F DIM | | | | 06/07/2005 | G XX | 858,125 | (176940) 00809-00002 | | | | |

| 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 | % |
| B-22-11 | 01/10/2022 | 3 | ALT/RENO | 2,500 | 05/05/2022 | | 100 | 100 |
| B-21-345 | 09/21/2021 | 3 | ALT/RENO | 4,000 | 05/05/2022 | | 100 | 100 |
| 17470 | 06/20/2017 | 7 | SIGN | 500 | | | 100 | 100 |
| 17126 | 02/28/2017 | 13 | OTHER | | | | 100 | 100 |
| 13018 | 01/14/2013 | 7 | SIGN | 5,500 | 05/13/2014 | JB | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|----|------|--|---------|
| 103 | S | 16,000 | C-4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 387,175 | 1.67 | A | 1.00 | 65 | 0.85 | | 236,930 |

DETACHED

| TOTAL | 15,987 SF | ZONING | FRNT | 67 | ASSESSED | CURRENT | PREVIOUS |
|---------|--------------|---|--------------|----------------|----------------|---------|----------|
| Nbhd | BUZZARDS BAY | N O T E 10/18; land lpi .55 to .85 per sales analysis main st & consistency | LAND | 236,900 | 227,800 | | |
| Infl1 | AVG | | BUILDING | 356,800 | 343,100 | | |
| N_Index | AVG | | DETACHED | 20,500 | 18,900 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 614,200 | 589,800 | | |

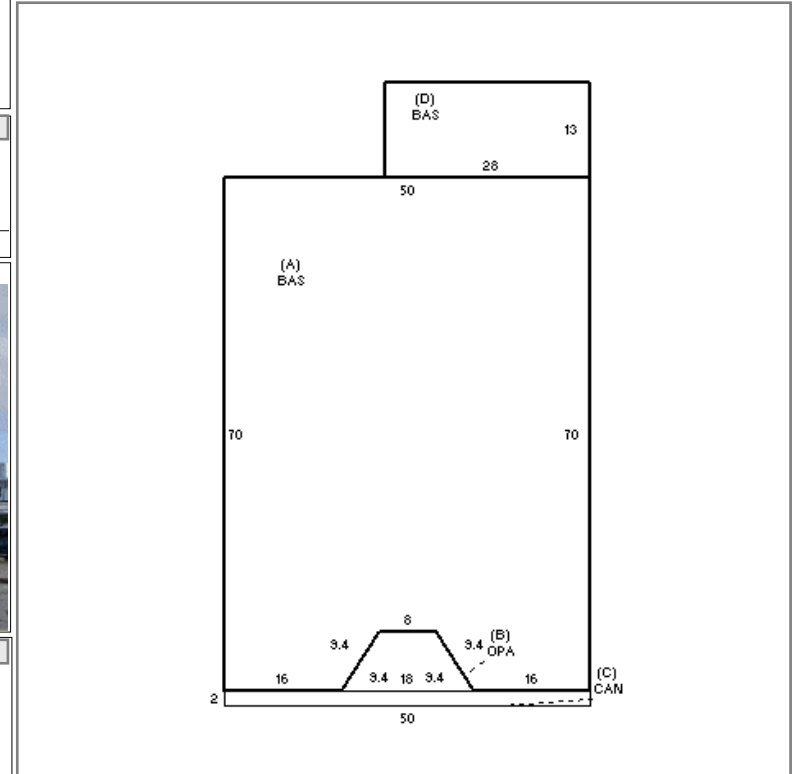
BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|--------|-----------|--------|
| PAV | A | 1.00 | 10 0.90 | | 14,150 | 1.20 | 15,300 |
| SM2 | G | 1.20 | 10 0.90 | 2003 | 113 | 50.88 | 5,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/9/2021 | RP |
|----------|----|------|-------------------------|---------|----------|----|
| MODEL | 5 | | CIM-5 | LIST | 7/9/2021 | RP |
| STYLE | 31 | 2.25 | STORE(SM.RETAIL [100%]) | REVIEW | 7/9/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

BLDG COMMENTS



| YEAR BLT | 1910 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 3,760 | DETAIL ADJ | 2.227 |
| \$NLA(RCN) | \$140 | OVERALL | 1.000 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 7 | STUCCO | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER | 6 | OTHER | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| NAF | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 3,760 | 1910 | 138.77 | 521,775 |
| B | OPA | N | OPEN PORCH | 104 | | 16.10 | 1,674 |
| C | CAN | N | CANOPY | 100 | | 13.00 | 1,300 |

| TOTAL RCN | 524,749 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| CDN/APP | A |
| EFF.YR/AGE | 1981 / 41 |
| COND | 32 32 % |
| FUNC | 0 uc |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$356,800 |