

Key: 4600

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.687

LEGAL

LAND

DETACHED

BUILDING

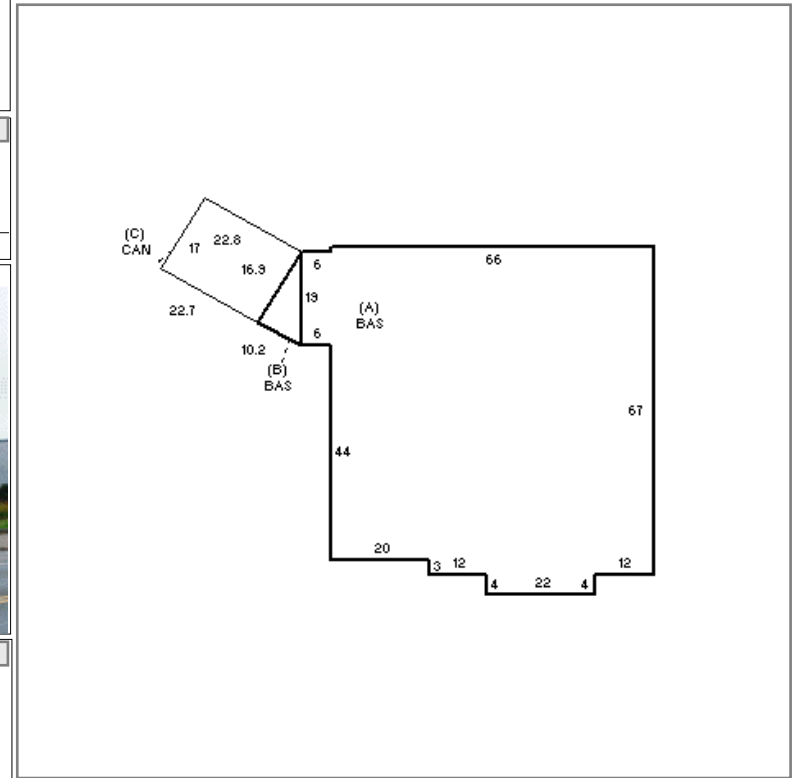
CURRENT OWNER				PARCEL ID				LOCATION			
MICHENZI VINCENT 76 MASHNEE RD BOURNE, MA 02532				23.2-80-0				121 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MICHENZI VINCENT CAPE COD BANK & TRUST CO				04/25/2017	V XX	389,999	30440-209 2040-4				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MEDICAL OFFICE BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-127	04/01/2021	3	ALT/RENO	1,500	06/23/2021		100	100
B-21-118	03/25/2021	13	OTHER		06/23/2021		100	100
17628	08/09/2017	13	OTHER				100	100
16178	03/14/2016	7	SIGN	100	06/23/2016	RJM	100	100
09049	02/18/2009	7	SIGN	20,000	09/15/2010	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	6,770	C-4	1.00	100	1.00	100	1.00	387,175	2.64	A	1.00	65	0.85		158,610

TOTAL	6,752 SF	ZONING	FRNT	65	ASSESSED	CURRENT	PREVIOUS		
Nbhd	BUZZARDS BAY	N O T E	10/18; land lpi .55 to .85 per sales analysis main st & consistency				LAND	158,600	152,500
Infl1	AVG		LAND	337,300	324,300				
N_Index	AVG		DETACHED	18,700	17,300				
			OTHER	0	0				
						TOTAL	514,600	494,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		25,000	1.20	15,000
SP2	G	1.20	30 0.70 5X8		40	130.44	3,700



BUILDING	CD	ADJ	DESC	MEASURE	10/12/2018	BC
MODEL	5		CIM-5	LIST	9/12/2022	EST
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	9/12/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	527,001
NET AREA	4,650	DETAIL ADJ	1.348	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,650	1940	90.22	419,526	CONDITION ELEM	CD
\$NLA(RCN)	\$113	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	C	CAN	N	CANOPY	386		14.52	5,603	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00		VLT	N	VAULT	40		107.19	4,287	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ATM	O	AUTO TEL MACH	1		13,684.20	13,684	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00		DW1	O	DRIVE-UP WIND	1		11,403.50	11,404		
				INT. FINISH	2	DRYWALL	1.00		DW2	O	DUW W/PN-TUBE	1		22,046.80	22,047		
				HEATING/COOL	9	WARM/COOL AIR	1.00		NDB	O	NT DEP BOX	1		7,187.20	7,187		
				FUEL SOURCE	1	OIL	1.00		V12	O	12" VLT DOOR	1		43,263.40	43,263		
				NAF	0		1.00										
																EFF.YR/AGE	1977 / 45
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$337,300