

Key: 4602

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.689

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CURRENT OWNER				PARCEL ID				LOCATION			
MICHIEZI NOREEN P 76 MASHNEE ROAD BOURNE, MA 02532				23.2-82-0				127 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MICHIEZI NOREEN P DIMODICA ANGELO J&J F DIM				06/07/2005	G XX	622,500		19907-247 04327-00191			

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-21-165	04/22/2021	13	OTHER	100			100	100
14421	06/04/2014	3	ALT/RENO	500			100	100
04644	08/26/2004	7	SIGN	1,200	05/29/2007	SM	100	100
980054	02/11/1998	3	ALT/RENO	7,300	01/13/1999	JS	100	100
960087	03/25/1996	7	SIGN	87	01/01/1997	PAM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	11,500	C-4	1.00	100	387,175	1.98	A	1.00	65	0.85	202,810

TOTAL	11,500 SF	ZONING	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E 10/18; land lpi .55 to .85 per sales analysis main st & consistency	LAND	202,800	195,000		
Infl1	AVG		BUILDING	366,700	352,600		
N_Index	AVG		DETACHED	3,400	3,100		
			OTHER	0	0		
		TOTAL		572,900	550,700		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,712	1.20	3,400



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

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YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	5,469	DETAIL ADJ	2.093
\$NLA(RCN)	\$124	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
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
A	BAS	L	BASE AREA	5,469	1951	122.31	668,912
+	OPA	N	OPEN PORCH	189		16.10	3,043
E	CAN	N	CANOPY	276		13.00	3,588
F	CAN	N	CANOPY	276		13.00	3,588

TOTAL RCN	679,131
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
CDN/APP	F
EFF.YR/AGE	1967 / 55
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$366,700

