

Key: 4618

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.707

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUCIANI PETER J JR 145 MAIN STREET BUZZARDS BAY, MA 02532-3226				23.2-95-0				145 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				10/16/2002	A XX	260,000	15749-323 04135-00092				

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	10,000	C-4	1.00	100	1.00	387,175	2.14	A	65	0.85		190,010

TOTAL	10,019 SF	ZONING	3	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE chgd to Restaurant from fast food. Consistent with Main St	LAND	190,000	182,700			
Infl1	AVG		BUILDING	422,600	406,400			
N_Index	AVG		DETACHED	8,300	7,900			
			OTHER	0	0			
			TOTAL	620,900	597,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60	19 X 18	342	40.60	8,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2019	RP
MODEL	5		CIM-5	LIST	11/7/2019	EST
STYLE	39	1.13	RESTAURANT [53%]	REVIEW	11/7/2019	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [84%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	4,889	DETAIL ADJ	1.639
\$NLA(RCN)	\$135	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	WW CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	150	150	1.50

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	324	1900	146.16	47,355
B	BMU	N	BSMT UNF	1,513		18.40	27,839
B	BAS	L	BASE AREA	1,513	1900	146.16	221,135
+	USF	L	UP-STRY FIN	1,525	1900	123.94	189,010
B	ATF	L	ATTIC	757	1900	70.16	53,108
C	WDK	N	WOOD DECK	220		36.75	8,085
D	BAS	L	BASE AREA	770	1900	146.16	112,541
E	OPA	N	OPEN PORCH	12		24.17	290
F	CAN	N	CANOPY	50		19.50	975

TOTAL RCN	660,338
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$422,600

