Key: 4628

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,719

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRIAN RILEY LLC **17 SMALLEY RD** **BUZZARDS BAY, MA 02532**	**23.2-104-0**	**25 SMALLEY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRIAN RILEY LLC	05/18/2020	U	300,000	32911-204
WATSON EDWARD W	01/07/1999	X		11973-168
SHERMAN JAMES L &		X		2366-279

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3320	100	AUTO REPAIR FAC	6	1	1 of 1

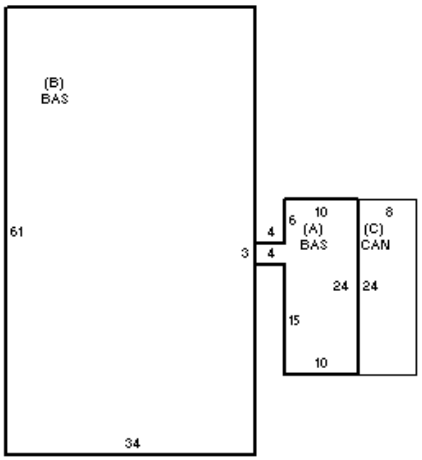
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-4	1.00	100	1.00	100	1.00	290,381	1.48	25	0.75	65	0.85			197,650
303	A	0.541	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85			10,480

TOTAL	43,560 SF	ZONING		FRNT	0
Nbhd	BUZZARDS BAY	NOTE	dead end -access appears to be a cow path thru church parking lot; 5/22/2020 seller holds mortgage		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	208,100	200,100
BUILDING	79,900	76,900
DETACHED	2,300	2,100
OTHER	0	0
TOTAL	**290,300**	**279,100**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10	0.90			2,100	1.20	2,300

PHOTO 10/23/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	1.15	SERVICE GARAGE [100%]
QUALITY	-	0.90	AVERAGE - [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	10/22/2019	RP
LIST	10/22/2019	EST
REVIEW		

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,326	DETAIL ADJ	1.035
$NLA(RCN)	$66	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	252	1900	65.12	16,411
B	BAS	L	BASE AREA	2,074	1900	65.12	135,066
C	CAN	N	CANOPY	192		11.70	2,246

TOTAL RCN	153,723

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	A

EFF.YR/AGE	1965 / 57		
COND	48	48 %	
FUNC	0		
ECON	0		
DEPR	48	% GD	52
RCNLD			$79,900