

Key: 4650

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.743

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEVILACQUA GINA & JOSEPHINE BEVILACQUA 190 MAIN ST BUZZARDS BAY, MA 02532				23.2-125-0				190 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				10/26/2015	F	1	29226-315				
				09/02/1994	P	70,000	9350-216				

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	%
12074	02/07/2012	7	SIGN	1,500	09/11/2012	JB	0	100
07723	11/28/2007	9	DECK		09/12/2008	JB	0	100
940532	11/02/1994	7	SIGN		07/11/1995	JC	0	100
940421	08/31/1994	3	ALT/RENO	27,000	07/11/1995	JC	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	14,000	C-4	1.00	100	1.00	100	1.00	387,175	1.79	A	1.00	65	0.85			222,430

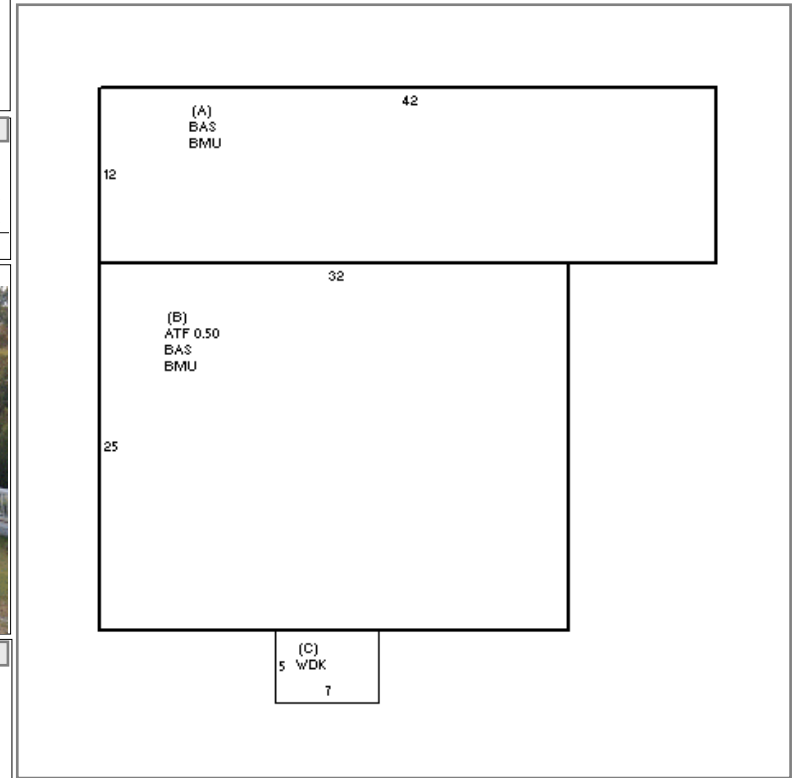
TOTAL	13,983 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	222,400	213,900		
Infl1	AVG		BUILDING	190,900	183,500		
N_Index	AVG		DETACHED	4,000	3,700		
			OTHER	0	0		
			TOTAL	417,300	401,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SW2	E	1.90	20 0.80	4X4	1994	16	41.42	500
PAV	A	1.00	50 0.50			5,900	1.20	3,500



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	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	257,947
NET AREA	1,704	DETAIL ADJ	2.245	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	504		18.40	9,274	CONDITION ELEM	CD
\$NLA(RCN)	\$151	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	1,304	1930	155.87	203,254	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	800		18.40	14,720	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ATF	L	ATTIC	400	1930	74.82	29,927	CDN/APP	G
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	35		22.06	772		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HOT WT/COOL AIR	1.02										
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										



EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$190,900