

Key: 4671

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.766

LEG  
AL

CURRENT OWNER				PARCEL ID				LOCATION			
140 MAIN BUZZ BAY LLC c/o KEITH GALIZIO 1 SAND DOLLAR LANE BUZZARDS BAY, MA 02532				23.2-145-0				140 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
140 MAIN BUZZ BAY LLC				02/08/2019	F	100	31827-92				
GALIZIO KEITH				01/22/2019	QS	490,000	31792-267				
ASACK PHILIP P TR OF				03/31/1989	XX		6681-154				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
D-23-9	03/15/2023	5	DEMOLITIONS	40,000	11/13/2023		0 0
15291	04/28/2015	7	SIGN		06/23/2016	RJM	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	13,940	C-4	1.00	100	387,175	1.79	A	1.00	65	0.85	221,970

TOTAL	13,939 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	222,000	213,400		
Infl1	AVG		BUILDING	311,100	300,300		
N_Index	AVG		DETACHED	6,500	6,000		
			OTHER	0	0		
			TOTAL	539,600	519,700		

DETACHED

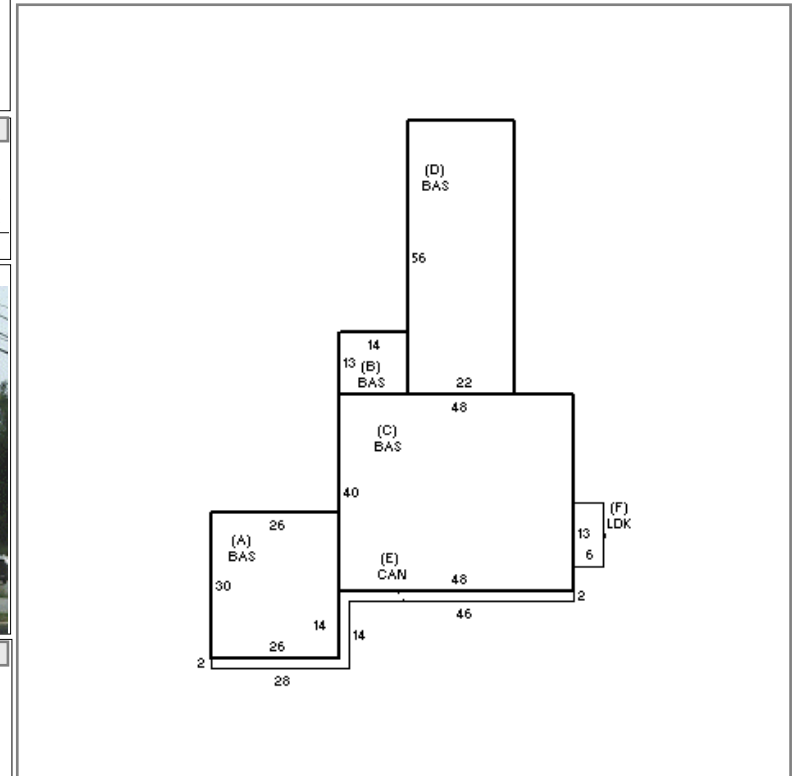
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		10,000	1.20	6,000
SM1	A	1.00	10 0.90	2016	20	30.30	500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2019	RP
MODEL	5		CIM-5	LIST	7/8/2019	RP
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	7/11/2019	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1913	SIZE ADJ	1.000
NET AREA	4,114	DETAIL ADJ	2.359
\$NLA(RCN)	\$145	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	1.05
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	4,114	1913	144.49	594,427
E	CAN	N	CANOPY	176		13.00	2,288
F	LDK	N	LOADING DOCK	78		18.79	1,466

TOTAL RCN	598,181
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	\$311,100