

Key: 4697

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.790

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BACCHIOCCHI ELIZABETH A 120 CHIPAWAY ROAD FREETOWN, MA 02717		23.2-172-0		6 CANAL VIEW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BACCHIOCCHI ELIZABETH A		10/15/2004	N	200,000	19135-64
MASTERTON THOMAS J TRS OF		12/16/1997	F	100	11117-204

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	%
950631	12/12/1995	7	SIGN	400	01/01/1997	PAM	0	100

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	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.065	C-4	1.00	100	19,380	1.00	A	1.00	65	0.85	1,260

TOTAL	22,825 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	264,800	254,600		
Infl1	AVG		BUILDING	13,200	12,700		
N_Index	AVG		DETACHED	1,400	1,300		
			OTHER	0	0		
			TOTAL	279,400	268,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	10 0.90		150	10.10	1,400

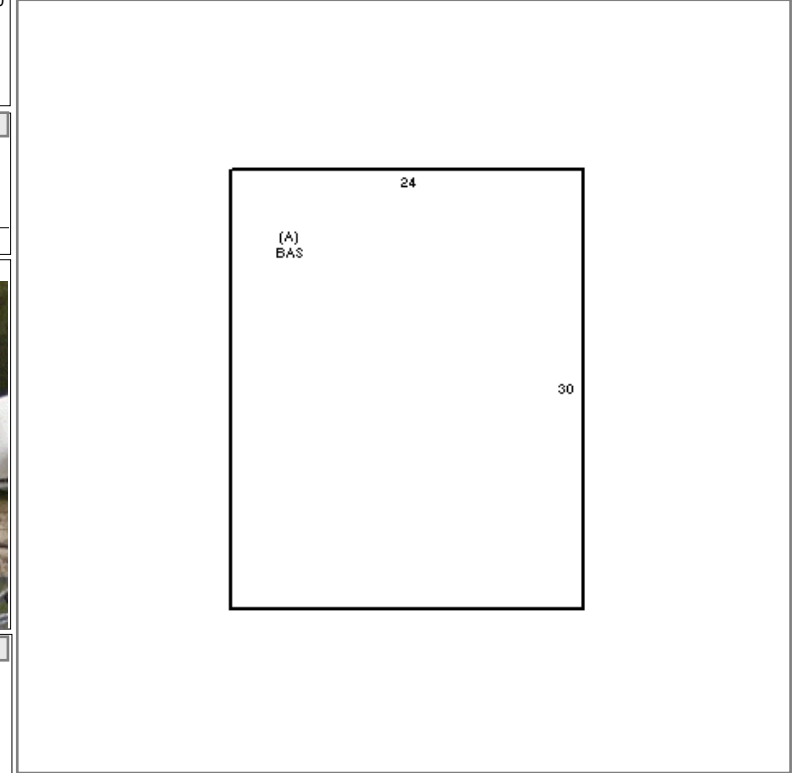


PHOTO	10/01/2020
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/15/2015	JB
MODEL	5		CIM-5	LIST	1/15/2015	JB
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	10/1/2020	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	720	DETAIL ADJ	0.764	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	0	ADJ	.95	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95
% SPINKLERS	0		1.00	HEATING/COOL	13	NONE	0.95
				FUEL SOURCE	8	NONE	1.00
				NAF	0		1.00



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	720	1945	65.68	47,291

TOTAL RCN	47,291
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
CDN/APP	P
EFF.YR/AGE	1948 / 74
COND	72 72 %
FUNC	0
ECON	0
DEPR	72 % GD 28
RCNLD	\$13,200