

Key: 4699

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.792

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BACCHIOCCHI GARY 134 MAIN ST BUZZARDS BAY, MA 02532-3221				23.2-174-0				8 HOLT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BACCHIOCCHI GARY				11/19/1993	L	240,000		8900-106			
FDIC				09/03/1992	L	438,900		N/A-N/A			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	19,600	C-4	1.00	100	387,175	1.50	A	1.00	65	0.85	261,000

TOTAL	19,602 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	261,000	251,000		
Infl1	AVG		BUILDING	377,200	355,400		
N_Index	AVG		DETACHED	8,400	7,800		
			OTHER	41,400	35,400		
			TOTAL	688,000	649,600		

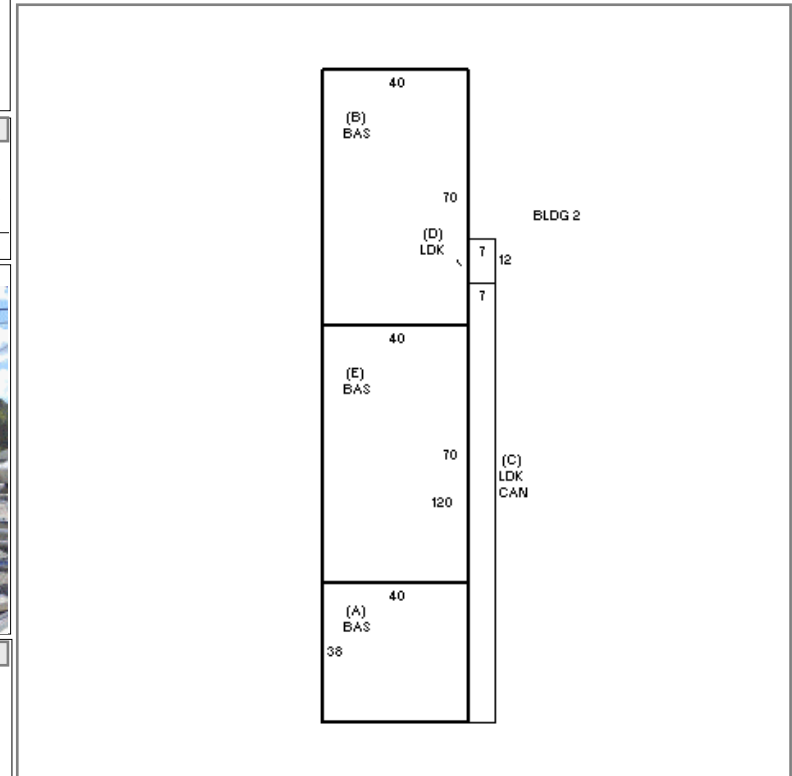
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		9,000	1.20	5,400
C06	A	1.00	50 0.50		590	10.10	3,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/15/2015	JB
MODEL	5		CIM-5	LIST	1/15/2015	JB
STYLE	31	1.78	STORE(SM.RETAIL [61%])	REVIEW	10/1/2020	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [79%]			

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3300	100	AUTO VEH-SALES/SERV	6	1	1 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%



YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	7,120	DETAIL ADJ	1.643
\$NLA(RCN)	\$78	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
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
A	BAS	L	BASE AREA	1,520	1960	74.24	112,846
B	BAS	L	BASE AREA	2,800	1960	74.24	207,875
C	CAN	N	CANOPY	840		10.40	8,736
C	LDK	N	LOADING DOCK	840		18.80	15,792
D	LDK	N	LOADING DOCK	84		18.80	1,579
E	BAS	L	BASE AREA	2,800	1960	74.24	207,875

TOTAL RCN	554,703
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	25	.96
% AIR COND	25	1.01
% SPINKLERS	0	1.00

EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68

RCNLD	\$377,200
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3300	100	AUTO VEH-SALES/SERV				6	2	2 of 2	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	41,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/17/2002
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/15/2015	JB
MODEL	5		CIM-5	LIST	1/15/2015	JB
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	10/1/2020	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,456	DETAIL ADJ	0.605	FOUNDATION	1	PIER	1.00	A	CRL	N	CRAWL	1,456	1935	4.90	7,134
\$NLA(RCN)	\$44	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00	A	BAS	L	BASE AREA	1,456		39.57	57,610
CAPACITY				ROOF SHAPE	2	HIP	1.00								
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	7	NONE	0.83								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	64,744	
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	\$41,400	