

Key: 4700

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.794

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BACCHIOCCHI GARY 134 MAIN ST BUZZARDS BAY, MA 02532-3221				23.2-175-0				8 HOLT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BACCHIOCCHI GARY				11/19/1993	L	240,000		8900-106			
FDIC				09/02/1992	L	438,900		N/A-N/A			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12694	09/27/2012	3	ALT/RENO	500	05/13/2014	JB	0 100
950008	01/10/1995	3	ALT/RENO	2,500	07/29/1996	JS	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	1.00	100	1.00	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.491	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85	9,520

TOTAL	41,382 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	273,100	262,600		
Infl1	AVG		BUILDING	266,200	255,900		
N_Index	AVG		DETACHED	10,100	9,400		
			OTHER	0	0		
			TOTAL	549,400	527,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		12,000	1.20	7,200
C06	A	1.00	50 0.50		573	10.10	2,900



BUILDING	CD	ADJ	DESC	MEASURE	1/15/2015	JB
MODEL	5		CIM-5	LIST	1/15/2015	JB
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	1/15/2015	JB
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	409,491	
NET AREA	7,500	DETAIL ADJ	1.031	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	7,500	1968	46.35	347,660	CONDITION ELEM	CD	
\$NLA(RCN)	\$55	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	ASH	N	ATT SHED	2,255		22.30	50,287	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	1,110		10.40	11,544	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A	
				FLOOR COVER	9	CONCRETE	0.95											
				INT. FINISH	5	OTHER	1.00											
				HEATING/COOL	13	NONE	0.95											
				FUEL SOURCE	8	NONE	1.00											
				NAF	0		1.00											
																EFF.YR/AGE	1978 / 44	
																COND	35 35%	
																FUNC	0	
																ECON	0	
																DEPR	35 % GD 65	
																RCNLD	\$266,200	

