

Key: 4701

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.795

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BACCHIOCCHI GARY 134 MAIN ST BUZZARDS BAY, MA 02532-3221				23.2-176-0				134 MAIN ST			
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				

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 %
EXB-20-223	08/31/2020	3	ALT/RENO	49,850			100 100
15832	09/24/2015	7	SIGN		06/23/2016	RJM	100 100
15724	08/19/2015	3	ALT/RENO	9,400	06/23/2016	RJM	100 100
15646	08/03/2015	9	DECK	2,500	06/23/2016	RJM	100 100
08261	05/29/2008	3	ALT/RENO	3,000	12/01/2008	JB	100 100

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
203	A	0.500	C-4	1.00	100	1.00	100	1.00	135,575	1.00	A	1.00	65	0.85	67,790
303	A	0.681	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85	13,200

DETACHED

TOTAL	1.640 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	344,500	331,300		
Infl1	AVG		BUILDING	385,100	361,600		
N_Index	AVG		DETACHED	15,300	14,000		
			OTHER	0	0		
			TOTAL	744,900	706,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CAN	A	1.00	50 0.50		192	4.78	500
PAV	A	1.00	50 0.50		20,000	1.20	12,000
C06	A	1.00	50 0.50		500	10.10	2,500
SW2	A	1.00	50 0.50 4X6	2015	24	21.80	300

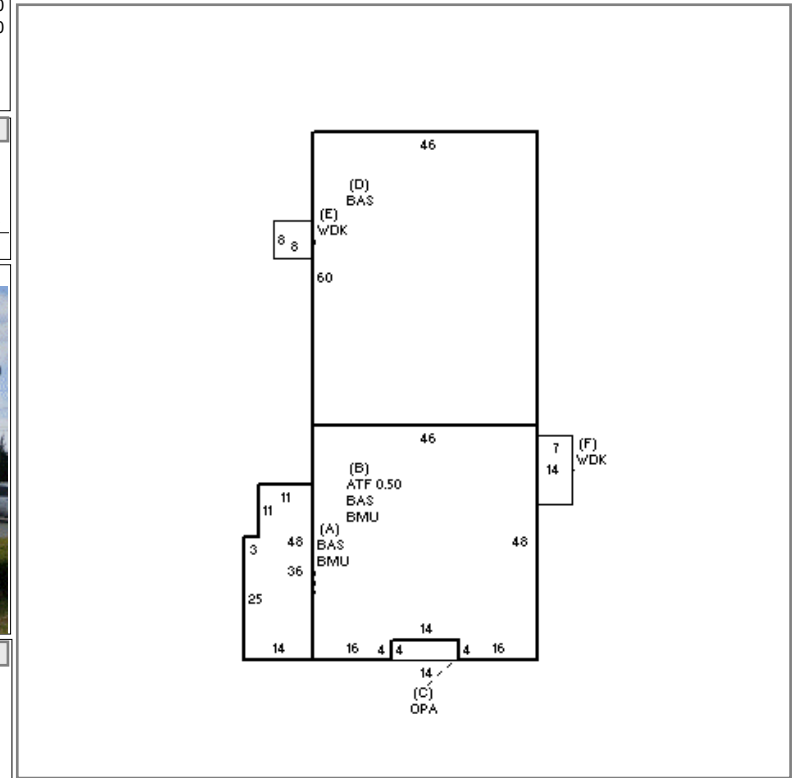


PHOTO	10/01/2020
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2016	RJM
MODEL	5		CIM-5	LIST	6/23/2016	RJM
STYLE	31	1.63	STORE(SM.RETAIL [57%])	REVIEW	10/1/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	601,709
NET AREA	6,459	DETAIL ADJ	1.626	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	471		18.40	8,666		
\$NLA(RCN)	\$93	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	2,623	1900	92.99	243,905		
CAPACITY				ROOF SHAPE	3	GAMBREL	1.01	B	BMU	N	BSMT UNF	2,152		18.40	39,597		
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ATF	L	ATTIC	1,076	1900	44.63	48,026		
% HEATED	100		1.00	FLOOR COVER	5	VINYL	1.00	C	OPA	N	OPEN PORCH	56		16.11	902		
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	2,760	1900	92.99	256,644		
% SPINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00	+	WDK	N	WOOD DECK	162		24.50	3,969		
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



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	\$385,100	