

Key: 4704

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.798

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF BOURNE 24 PERRY AVE BUZZARDS BAY, MA 02532				23.2-180-0				120 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOWN OF BOURNE				04/07/1999	X		(152628)				
MOBIL OIL CORPORATION				01/17/1995	N	305,000	(136131)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9430	100	OTHER EDUC			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-348	12/12/2022	9	DECK	68,400				0
17839	10/13/2017	14	SOLAR	290,000				100
16551	06/29/2016	7	SIGN	500	08/26/2016			100
14987	11/18/2014	3	ALT/RENO	5,000				100
12349	05/22/2012	7	SIGN		09/11/2012	JB		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	65	0.85	263,540
203	A	0.261	C-4	1.00	100	1.00	100	1.00	135,575	1.00	A	65	0.85	35,390

TOTAL	31,363 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N leased 99 yrs to National Marine Life Center / Solar Panels installed in 2017. Per avail info, solar is owned by T NMLC and tax exempt until 2037, power used only on-site. E	LAND	298,900	287,400			
Infl1	AVG		BUILDING	206,800	174,600			
N_Index	AVG		DETACHED	600	600			
			OTHER	571,900	486,800			
			TOTAL	1,078,200	949,400			

DETACHED

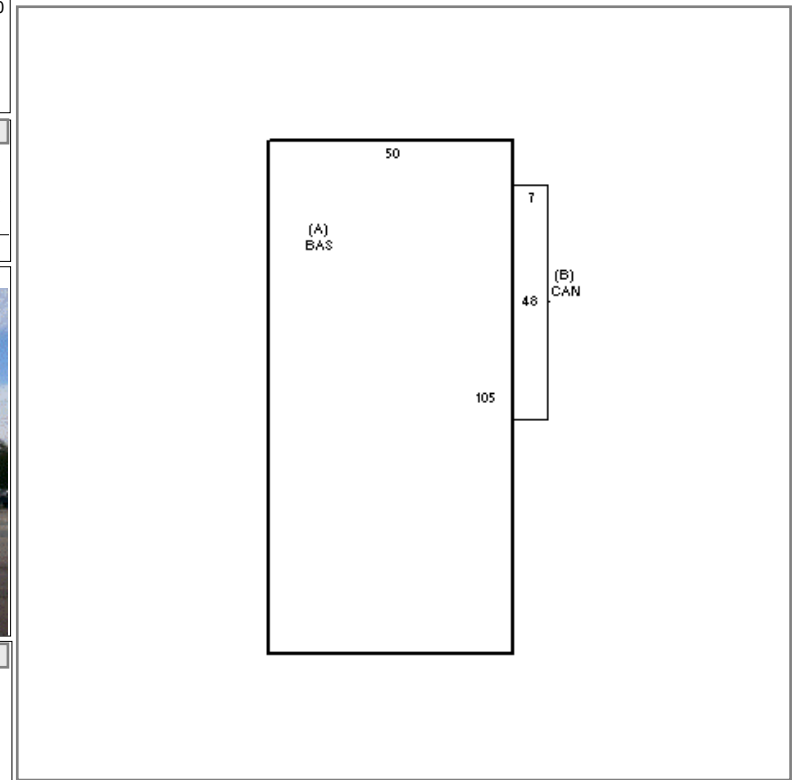
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SP1	A	1.00	10 0.90 3X3	2016	9	78.60	600	09/27/2017



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2019	RP
MODEL	5		CIM-5	LIST	3/29/2019	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	5/6/2019	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,250	DETAIL ADJ	0.673	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,250	1930	60.29	316,531
\$NLA(RCN)	\$62	OVERALL	1.015	EXT. COVER	15	CC - BLOCK	0.98	B	CAN	N	CANOPY	336		19.79	6,650
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98								
STORIES	1	ADJ	1.00	ROOF COVER	8	TAR & GRAVEL	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	47		1.01	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	100		1.02	HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

BUILDING



BLDG COMMENTS

TOTAL RCN	323,181
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	\$206,800

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.799

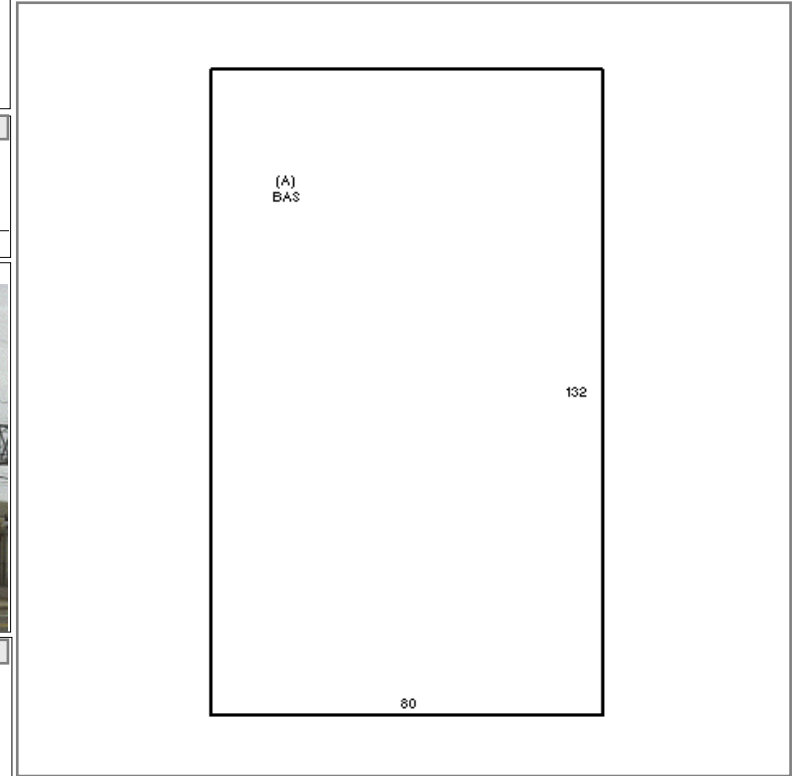
LEGAL

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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9430	100	OTHER EDUC				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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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	571,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/17/2018

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2019	RP
MODEL	5		CIM-5	LIST	3/29/2019	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW		
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	10,560	DETAIL ADJ	0.752	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,560	2009	62.26	657,414
\$NLA(RCN)	\$62	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00								
				ROOF SHAPE	4	FLAT/SHED	0.98								
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	657,414	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$571,900	