

Key: 5814

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.960

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOUGH KEVIN J TR OF BACK RIVER REALTY TRUST PO BOX 677 MONUMENT BEACH, MA 02553				27.0-77-0				120 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOUGH KEVIN J TR OF				08/27/2002	O	315,000	15518-233				
MICHIEZI NOREEN P				04/25/2002	F	1	15085-266				
MICHIEZI VINCENT P				02/03/1998	QS	135,000	11204-144				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3350	100	CAR WASH FACILITIES			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02820	06/03/2003	7	SIGN	3,000	06/03/2003	MJ	100	100
02555	08/22/2002	1	NEW CONSTRUC	152,400	07/15/2003	MJ	100	100
930370	07/19/1993	7	SIGN		11/19/1993	JS	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35	588,780
303	A	1.332	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	41,000

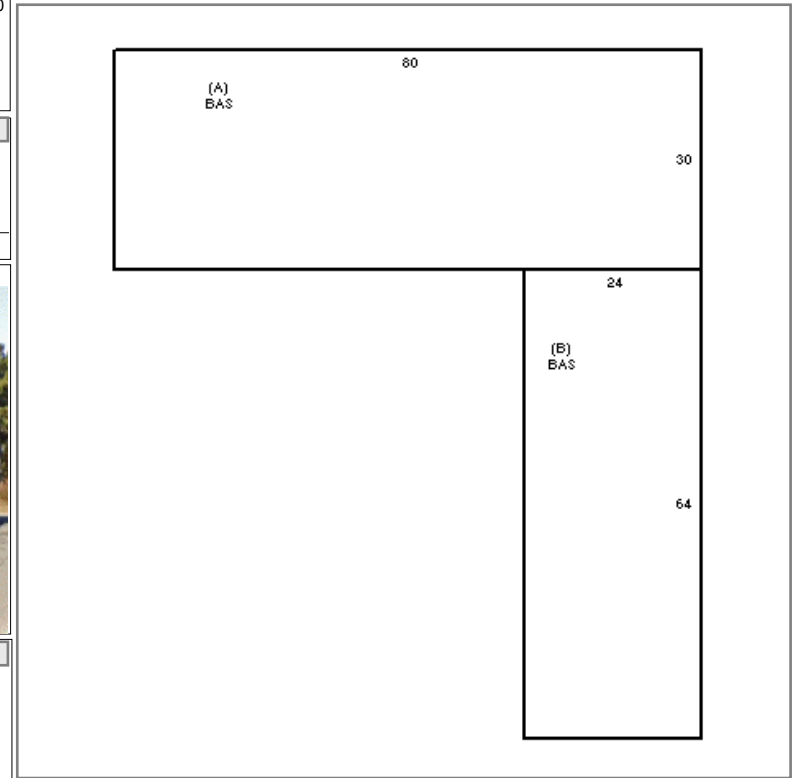
TOTAL	2.250 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	CAR WASH FACILITY U/C - SITE PLAN #376 APPROVED 6/02.		LAND	629,800	605,500
Infl1	AVG			BUILDING	208,900	200,800		
N_Index	AVG			DETACHED	4,500	4,300		
				OTHER	0	0		
				TOTAL		843,200	810,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP1	A	1.00	30 0.70	2003	28	78.60	1,500
PAV	A	1.00	50 0.50		5,000	1.20	3,000



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	5		CIM-5	LIST	10/13/2020	RP
STYLE	49	1.35	CAR WASH [100%]	REVIEW	10/13/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,936	DETAIL ADJ	1.048	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,400	2003	64.71	155,314
\$NLA(RCN)	\$65	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	1,536	2003	64.71	99,401
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				NAF	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	254,715
STORIES	1	1.00	CONDITION ELEM	CD
% HEATED	17	.96	EXTERIOR	A
% AIR COND	0	1.00	INTERIOR	A
% SPINKLERS	0	1.00	CDN/APP	A

EFF.YR/AGE	2004 / 18	COND	18 18 %
FUNC	0	ECON	0
DEPR	18 % GD	82	
RCNLD		\$208,900	