

Key: 7135

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.289

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF BOURNE MONUMENT BEACH MARINA 24 PERRY AVENUE BUZZARDS BAY, MA 02532				34.0-53-0				0 EMMONS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOWN OF BOURNE					XX		0098+-0049+				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
9310	100	IMP.SELECT/CITY CNCL		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
SR-22-27	07/01/2022	4	DETACH.STRUC				0 0
SR-22-28	07/01/2022	4	DETACH.STRUC				0 0
20082	01/27/2020	4	DETACH.STRUC				100 100
19058	01/31/2019	4	DETACH.STRUC	600			100 100
18192	03/12/2018	7	SIGN				100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	60,000	C-6	1.00	100	3,735,100	1.00	A	1.00	430	8.20	5,144,770
303	A	5.323	C-6	1.00	100	186,960	1.00	A	1.00	430	8.20	995,190

TOTAL	6.700 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N Monument beach & marina;north side of pier 6x20, 4x20 & O 7 finger floats 3x26;south side of pier 155 6x20; 8 finger T floats 3x22;shf on dock12x20 E	LAND	6,140,000	5,903,000		
Infl1	AVG		BUILDING	146,700	141,100		
N_Index	AVG		DETACHED	536,300	508,700		
			OTHER	0	0		
			TOTAL	6,823,000	6,552,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	20 0.80		60,000	1.20	57,600
SHF	A	1.00	20 0.80	12X20	240	15.23	2,900
PPD	A	1.00	10 0.90		1,861	181.20	303,500
PM1	A	1.00	20 0.80		1	1,666.80	1,300
TN1	A	1.00	20 0.80	GALLONAGE	1,000	1.40	1,100
FLD	A	1.00	10 0.90		3,074	60.40	167,100
SHF	A	1.00	10 0.90	8X12(2)	192	15.95	2,800



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2017	BC
MODEL	5		CIM-5	LIST	10/4/2017	BC
STYLE	97	2.30	MARINA [100%]	REVIEW	1/22/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,452	DETAIL ADJ	1.922
\$NLA(RCN)	\$158	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	7	FLR/WALL UNIT	0.95
FUEL SOURCE	7	OTHER	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,452	1950	157.36	228,492
C	CAN	N	CANOPY	60		13.00	780

TOTAL RCN	229,272
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	\$146,700

