

Key: 8207

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.366

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CURRENT OWNER				PARCEL ID				LOCATION				
SCALLOP BAY MARINA LLC 534 MAIN ST CHATHAM, MA 02633				38.3-237-0				18 WINGS NECK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SCALLOP BAY MARINA LLC				03/26/2020	B	720,150	32787-132					
SCALLOP BAY MARINA LLC				03/26/2020	B	721,150	32787-127					
BARLOW FRANKLIN E JR TR B				01/10/2005	F	1	19426-252					
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	911,000	1.04	A	1.00	113	2.00	872,270
203	A	0.932	C-5	1.00	100	319,000	1.00	A	1.00	113	2.00	297,310

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-300	10/18/2023	9	DECK	80,000			0	0
E-22-502	08/12/2022	3	ALT/RENO	5,000			0	0
M-22-25	05/18/2022	3	ALT/RENO	14,000			0	0
E-22-285	05/04/2022	3	ALT/RENO	1			0	0
B-22-44	02/09/2022	3	ALT/RENO	120,000			100	100

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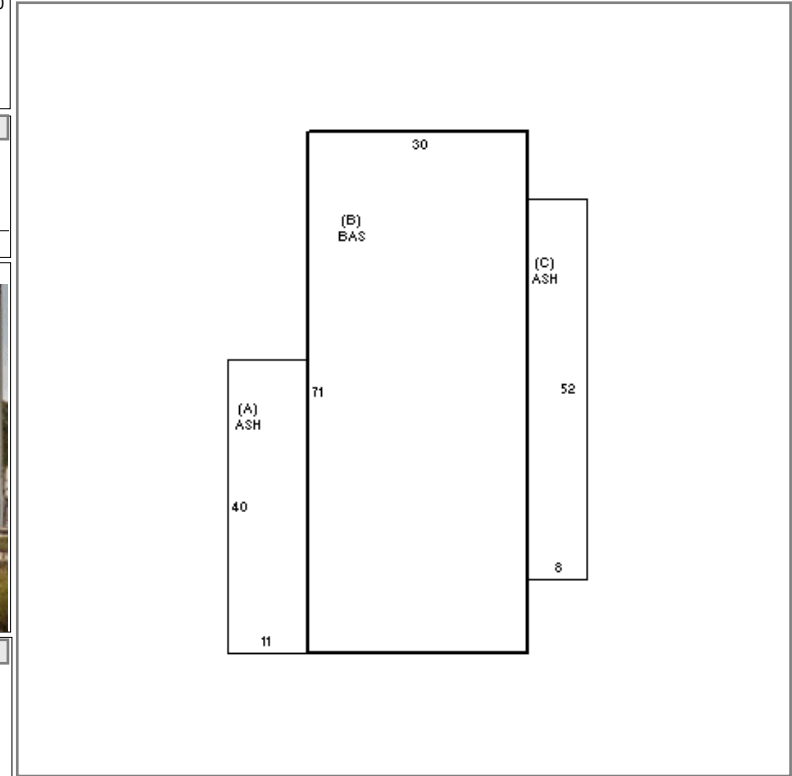
TOTAL	1.850 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	Chapter 91 License Expires 2096 #1-39		LAND	1,169,600	1,124,700
Infl1	AVG		LAND	88,400	85,000		
N_Index	AVG		DETACHED	423,800	403,400		
			OTHER	143,600	127,100		
			TOTAL	1,825,400	1,740,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90	47X3+75X3+75	573	344.28	177,500
FLD	E	1.90	10 0.90	20X20	400	114.76	41,300
FLD	E	1.90	10 0.90	6X18	108	114.76	11,200
FLD	E	1.90	10 0.90	4X20(6)	480	114.76	49,600
FLD	E	1.90	10 0.90	4X8	32	114.76	3,300
FLD	E	1.90	10 0.90	6X20+6X32+12	360	114.76	37,200
FLD	E	1.90	10 0.90	6X20 (3)	360	114.76	37,200
FLD	E	1.90	10 0.90	8X20	160	114.76	16,500
FLD	V	1.30	10 0.90	6X32	384	78.52	27,100
FLD	V	1.30	10 0.90	6X30	180	78.52	12,700
FLD	V	1.30	10 0.90	6X24	144	78.52	10,200



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	5		CIM-5	LIST	5/3/2022	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	5/3/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,130	DETAIL ADJ	0.780	FOUNDATION	2	SLAB	1.00	+	ASH	N	ATT SHED	856	1950	22.30	19,089
\$NLA(RCN)	\$65	OVERALL	1.000	EXT. COVER	8	PLYWOOD	0.98	B	BAS	L	BASE AREA	2,130		55.92	119,102
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	0		.95	FLOOR COVER	2	SOFTWOOD	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				NAF	0		1.00								



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TOTAL RCN	138,191	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		\$88,400	

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

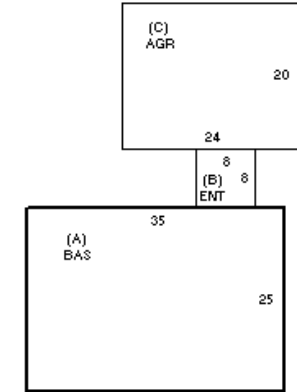
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	143,600	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/13/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	1		RESIDENTIAL	LIST	10/13/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/13/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	199.403
NET AREA	875	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	875	1953	190.13	166,367		
\$NLA(RCN)	\$228	OVERALL	0.940	EXT COVER	6	SHAKES	1.05	B	ENT	N	ENCLOSED ENTRY	64		71.75	4,592		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	480		59.26	28,444		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOOR COVER	5	VINYL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	14	PARTIAL HEAT	0.99										
				FUEL SOURCE	7	OTHER	1.00										
				USE	0		1.00										

TOTAL RCN	199.403
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$143,600