

Key: 10468

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.704

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BALLENTINE STEPHEN PO BOX 457 CATAUMET, MA 02534-0457				48.0-42-0				1104 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BALLENTINE STEPHEN				12/31/1996	J	20,000		10552-275			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
09638	12/04/2009	3	ALT/RENO	37,000	03/25/2010	JB	100 100
04490	07/06/2004	1	NEW CONSTRUC	150,000	06/22/2007	SM	100 100
01397	07/05/2001	2	ADDITIONS	34,400	02/20/2002	MJ	100 100
960616	12/19/1996	1	NEW CONSTRUC	77,000	09/26/1997	PAM	100 100
940460	09/29/1994	2	ADDITIONS	8,000	04/13/1995	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-6	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00	436,130
203	A	0.500	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	79,750
303	A	0.550	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	12,540

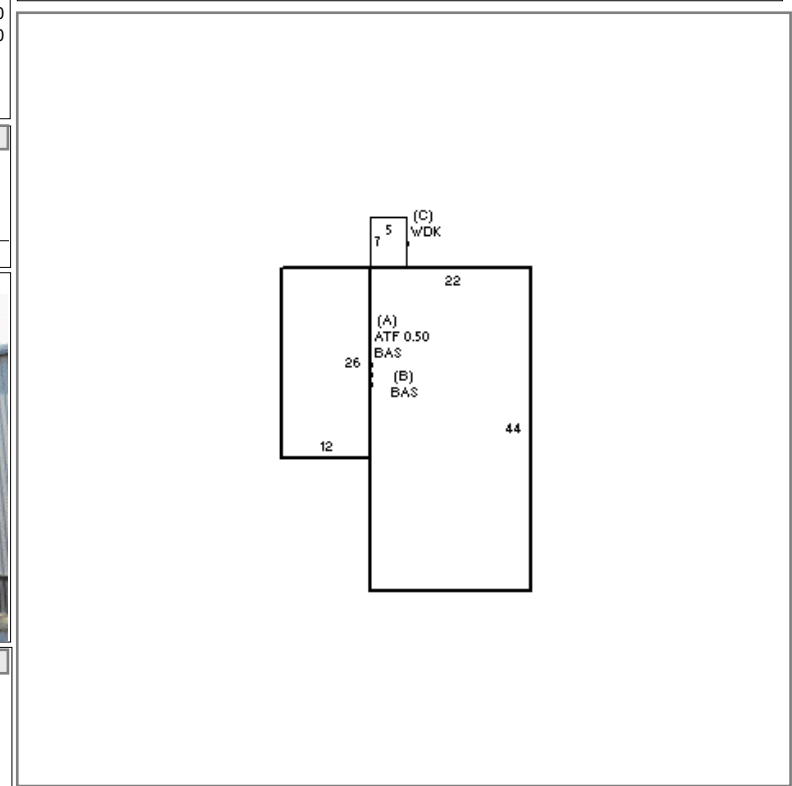
TOTAL	1.968 Acres	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND		528,400	508,100		
Infl1	AVG		BUILDING		61,700	52,900		
N_Index	AVG		DETACHED		17,700	16,300		
			OTHER		744,500	639,000		
		TOTAL		1,352,300	1,216,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	30 0.70	3 X 4	12	21.80	200
SHF	A	1.00	30 0.70	12 X 20	240	15.23	2,600
SHF	M	0.70	30 0.70	12 X 33	396	10.33	2,900
PAV	A	1.00	50 0.50		20,000	1.20	12,000



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2014	JB
MODEL	5		CIM-5	LIST	8/11/2014	JB
STYLE	56	0.82	WAREHOUSE [89%]	REVIEW	8/20/2014	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,436	DETAIL ADJ	0.668	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,280	1982	54.90	70,274
\$NLA(RCN)	\$52	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	ATF	L	ATTIC	156	1982	26.35	4,111
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	35		24.51	858
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	8	PLYWOOD	0.88								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				NAF	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

TOTAL RCN	75,243
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$61,700



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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.706

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
BALLENTINE STEPHEN PO BOX 457 CATAUMET, MA 02534-0457		48.0-42-0	1104 ROUTE 28A		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			6	3	3 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


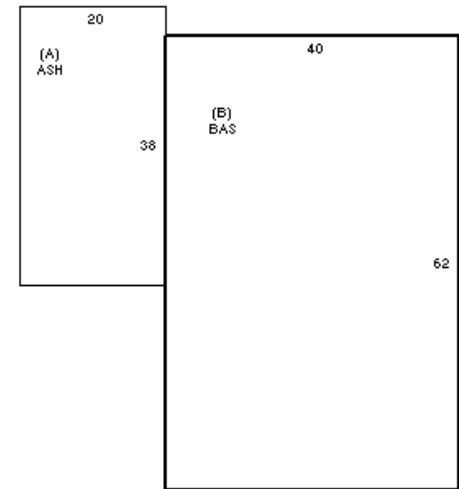
LAND

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	85,300	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/11/2014

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2014	JB
MODEL	5		CIM-5	LIST	8/11/2014	JB
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	8/20/2014	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,480	DETAIL ADJ	0.684	FOUNDATION	1	PIER	1.00	A	ASH	N	ATT SHED	760	1930	22.30	16,948
\$NLA(RCN)	\$54	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	BAS	L	BASE AREA	2,480		46.94	116,410
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	2	SOFTWOOD	0.95								
				INT. FINISH	5	OTHER	1.00								
				HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	133,358
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	\$85,300

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.707

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BALLENTINE STEPHEN PO BOX 457 CATAUMET, MA 02534-0457				48.0-42-0				1104 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			6	4	4 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

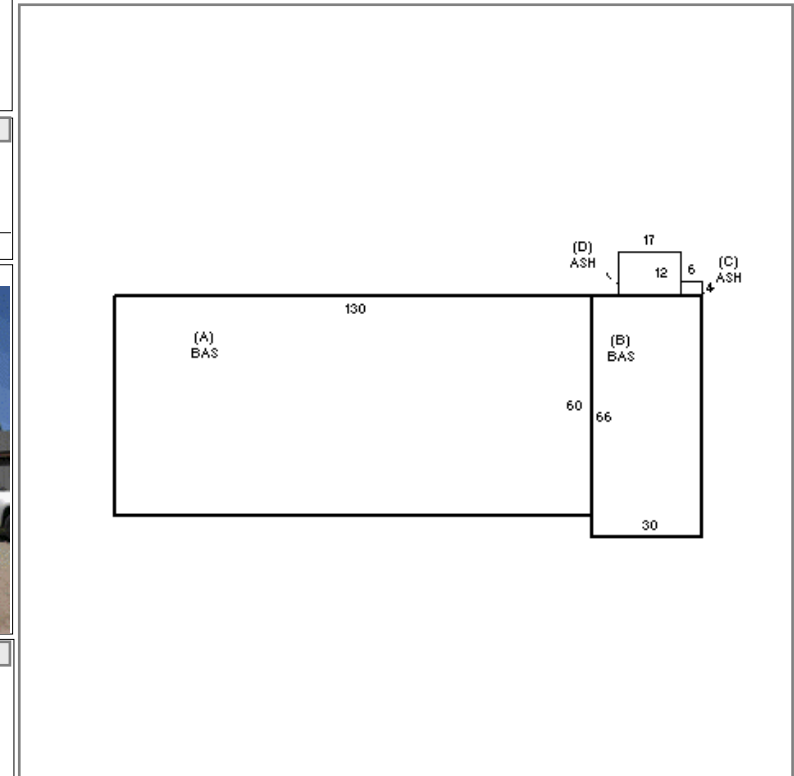
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	283,000	
Infl1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2014	JB
MODEL	5		CIM-5	LIST	8/11/2014	JB
STYLE	56	0.82	WAREHOUSE [80%]	REVIEW	8/20/2014	JB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,587		
NET AREA	9,780	DETAIL ADJ	0.645	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	7,800	1996	37.07	289,113	CONDITION ELEM	CD		
\$NLA(RCN)	\$38	OVERALL	1.000	EXT. COVER	3	ALUMINUM	1.00	B	BAS	L	BASE AREA	1,980	2001	37.07	73,390	EXTERIOR	A		
				ROOF SHAPE	4	FLAT/SHED	0.98	+	ASH	N	ATT SHED	228		22.30	5,084	INTERIOR	A		
				ROOF COVER	10	METAL	1.00											CDN/APP	A
				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												
																		EFF.YR/AGE	1997 / 25
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$283,000

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.708

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
BALLENTINE STEPHEN PO BOX 457 CATAUMET, MA 02534-0457		48.0-42-0	1104 ROUTE 28A		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3160	100	OTHR STORAGE.WAREHSE	6	5	5 of 5			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

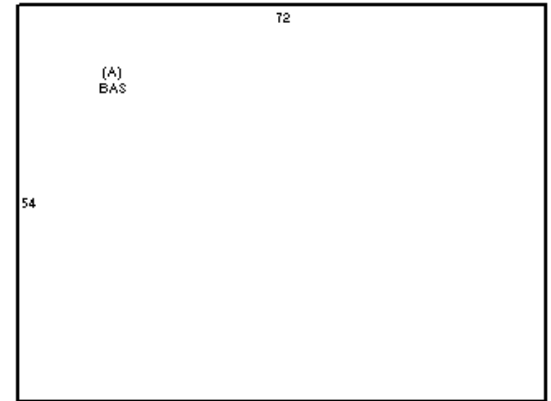
LAND

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	173,000	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/11/2014



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2014	JB
MODEL	5		CIM-5	LIST	8/11/2014	JB
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	8/20/2014	JB
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS		

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	221,806	
NET AREA	3,888	DETAIL ADJ	0.838	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,888	2005	57.05	221,806	CONDITION ELEM CD		
\$NLA(RCN)	\$57	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00									EXTERIOR		
CAPACITY				ROOF SHAPE	1	GABLE	1.00									INTERIOR		
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP		
% HEATED	100		1.00	FLOOR COVER	6	OTHER	1.00									EFF.YR/AGE 1999 / 23		
% AIR COND	0		1.00	INT. FINISH	5	OTHER	1.00									COND 22 22 %		
% SPINKLERS	0		1.00	HEATING/COOL	1	FORCED AIR	1.00									FUNC 0		
				FUEL SOURCE	2	GAS	1.00									ECON 0		
				NAF	0		1.00									DEPR 22 % GD 78		
																	RCNLD	\$173,000