Key: 10752

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,026

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MSSR LLC **136 SILVER BEACH AVE** **N FALMOUTH, MA 02556**	**51.0-39-3**	**1352 ROUTE 28A**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MSSR LLC	01/11/2002	B	220,000	14691-25
MCGUIRE EDWARD G JR AND	12/15/1998	QS	210,000	11916-341

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3400	**100**	**GEN OFFICE BLDGS**		**1**	**1 of 1**

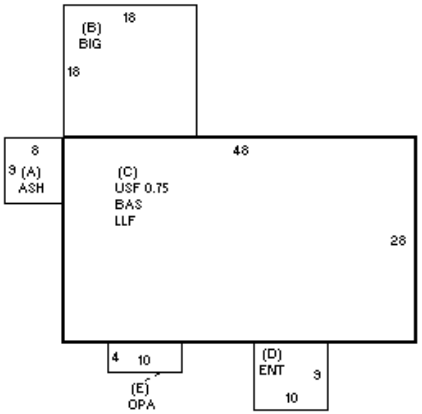
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13298	05/09/2013	3	ALT/RENO	1,117	05/09/2014		100	100
13278	04/29/2013	3	ALT/RENO	25,000	05/09/2014		100	100
940417	08/26/1994	6	FENCE	3,000	01/17/1995	JS	0	100
930647	12/13/1993	4	DETACH.STRUC	9,500	03/09/1994	JS	0	100
930303	06/15/1993	3	ALT/RENO	1,200	03/09/1994	JS	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	13,870	C-6 1.00	100 1.00	100 1.00	455,500	1.80	A 1.00	55 1.00			260,530

TOTAL	13,852 SF	ZONING		FRNT	0
Nbhd	POCASS/CATAUMET	NOTE	BOUCHIE INSURANCE/GOLF CART COMPANY/SECOND FLOOR APT.-PARKING LOT GRAVEL ONLY		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	260,500	250,500
BUILDING	158,100	154,000
DETACHED	3,300	3,100
OTHER	0	0
TOTAL	**421,900**	**407,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 20		240	15.23	3,300

PHOTO 08/16/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	1.00	OFFICE BUILDING [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/16/2021	RP
LIST	8/16/2021	EST
REVIEW	8/16/2021	RP

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	3,696	DETAIL ADJ	0.986
$NLA(RCN)	$55	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	50	1.02
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	72		22.31	1,606
B	BIG	N	BUILT-IN GARAGE	324		28.10	9,105
C	LLF	L	LOW-LEV FIN	1,344	1977	36.26	48,729
C	BAS	L	BASE AREA	1,344	1977	63.65	85,549
C	USF	L	UP-STRY FIN	1,008	1977	53.98	54,409
D	ENT	N	ENCL ENTRY	90		29.40	2,646
E	OPA	N	OPEN PORCH	40		16.90	676

TOTAL RCN	202,720

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1999 / 23		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$158,100