

Key: 10755

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.029

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROSS PATRICK A & JENNY L ROSS 6 BENEDICT RD BOURNE, MA 02532				51.0-41-0				1360 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSS PATRICK A & FISHER PETER G				03/15/2022	QS XX	650,000	34976-19 03264-0246				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10755	04/20/2011	2	ADDITIONS	16,000	06/09/2011	JB	100	100
08377	07/18/2008	3	ALT/RENO	2,500	07/13/2009	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
303	A	0.161	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	3,670

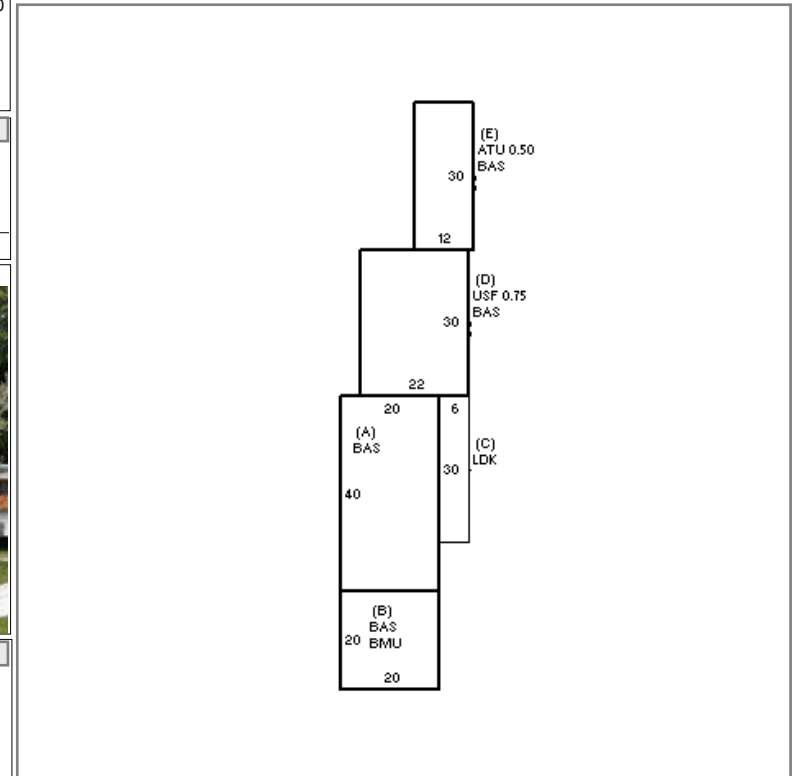
TOTAL	27,007 SF	ZONING	N O T E	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	PARKING LOT DIRT ONLY				LAND	313,700	301,700
Infl1	AVG					BUILDING	198,300	168,200
N_Index	AVG					DETACHED	9,700	9,200
						OTHER	0	0
						TOTAL	521,700	479,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	10 0.90		15	21.80	300
FRZ	A	1.00	10 0.90		160	42.40	6,100
CLR	A	1.00	10 0.90		120	30.30	3,300



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2021	RP
MODEL	5		CIM-5	LIST	5/28/2021	RP
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	5/28/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [57%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,715	DETAIL ADJ	1.249	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	800	1981	92.14	73,715
\$NLA(RCN)	\$95	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BMU	N	BSMT UNF	400		18.40	7,360
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	400	2011	92.15	36,858
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	LDK	N	LOADING DOCK	180		18.80	3,384
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	660	1981	92.14	60,815
				INT. FINISH	6	MINIMUM	0.95	D	USF	L	UP-STRY FIN	495	1981	78.14	38,678
				HEATING/COOL	1	FORCED AIR	1.00	E	BAS	L	BASE AREA	360	1981	92.14	33,172
				FUEL SOURCE	1	OIL	1.00	E	ATU	N	ATTIC UNF	180		19.90	3,582
				NAF	0		1.00								



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,715	DETAIL ADJ	1.249	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	800	1981	92.14	73,715
\$NLA(RCN)	\$95	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BMU	N	BSMT UNF	400		18.40	7,360
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	400	2011	92.15	36,858
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	LDK	N	LOADING DOCK	180		18.80	3,384
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	660	1981	92.14	60,815
				INT. FINISH	6	MINIMUM	0.95	D	USF	L	UP-STRY FIN	495	1981	78.14	38,678
				HEATING/COOL	1	FORCED AIR	1.00	E	BAS	L	BASE AREA	360	1981	92.14	33,172
				FUEL SOURCE	1	OIL	1.00	E	ATU	N	ATTIC UNF	180		19.90	3,582
				NAF	0		1.00								

TOTAL RCN	257,564
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	1997 / 25
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$198,300