

Key: 10757

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.031

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
WALL STREET PROPERTIES LLC 34 WALL ST ATTLEBORO, MA 02703		51.0-43-0	1356 ROUTE 28A		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WALL STREET PROPERTIES LL		07/24/2015	QS	410,000	29034-125
SILVER BEACH REALTY LLC		02/07/2012	N	250,000	26063-272
CAPITAL EXPANSION PLACE L		03/26/2007	O	400,000	21881-79

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	%
16023	01/13/2016	7	SIGN	41,500	03/05/2019	RP	0	100
15651	08/04/2015	7	SIGN	700	03/05/2019	RP	0	100
12483	07/17/2012	3	ALT/RENO	25,000			0	100
07305	06/05/2007	7	SIGN		10/05/2007	JB	100	100
930599	11/10/1993	3	ALT/RENO	25,000	08/26/1996	JS	0	100

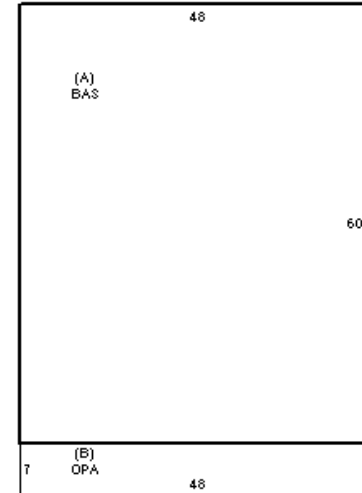
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	19,483	C-6	1.00	100	1.00	100	1.00	455,500	1.50	A	1.00	55	1.00			306,190

TOTAL	19,471 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N O T E Chgd to 325 from mixed use. No longer has residential living area	LAND	306,200	294,400		
Infl1	AVG		BUILDING	178,800	174,400		
N_Index	AVG		DETACHED	8,300	7,800		
			OTHER	0	0		
			TOTAL	493,300	476,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SM2	E	1.90	10 0.90	7X10	2018	70	80.56	5,100
PAV	G	1.20	10 0.90			2,500	1.44	3,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/5/2019	RP
MODEL	5		CIM-5	LIST	3/5/2019	RP
STYLE	17	1.40	RETAIL SM [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,880	DETAIL ADJ	1.314	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$89	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00
% SPINKLERS	0		1.00	HEATING/COOL	15	SUSPENDED	0.95
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,880	1981	86.81	250,002
B	OPA	N	OPEN PORCH	336		16.10	5,410

TOTAL RCN	255,412
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1983 / 39
FUNC	0 30 %
ECON	0
DEPR	30 % GD 70
RCNLD	\$178,800