Key: 10819

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.096

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BALLENTINE STEPHEN ETAL TRS OF BOURNE CONSERVATION TRUST P O BOX 203 CATAUMET, MA 02534-0203	**51.2-9-0**	**2 POST OFFICE LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BALLENTINE STEPHEN ETAL T	12/29/1989	XX		7010-10

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9540	100	FUNC HALLS,COMM CNTR	6	1	1 of 1

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
103	S	34,543	C-6 1.00	100 1.00	100 1.00	250,525	1.12	CR 1.00	25 0.55			222,800

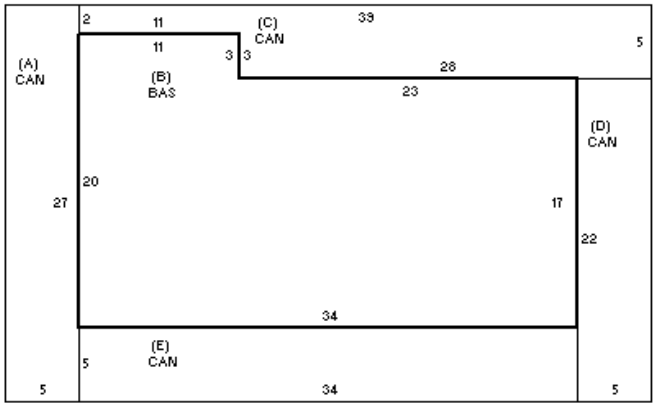
TOTAL	34,543 SF	ZONING	1	FRNT	0
Nbhd	POCASS/CATAUMET	NOTE	03/17; adj class code from 9500 (vacm conserv organ) to 9540 (func hall, comm ctr) .. land topo is conserv restrictn		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	222,800	214,200
BUILDING	85,200	81,900
DETACHED	9,600	8,800
OTHER	0	0
TOTAL	**317,600**	**304,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	20 0.80			10,000	1.20	9,600

PHOTO 03/05/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	71	1.10	CLUB/LODGE/HALL [100%]
QUALITY	E	1.50	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/5/2017	BC
LIST	3/5/2017	BC
REVIEW	3/5/2017	BC

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	611	DETAIL ADJ	1.121
$NLA(RCN)	$199	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	7	STUCCO	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CAN	N	CANOPY	135		19.50	2,633
B	BAS	L	BASE AREA	611	1900	180.82	110,478
C	CAN	N	CANOPY	162		19.50	3,159
D	CAN	N	CANOPY	110		19.50	2,145
E	CAN	N	CANOPY	170		19.50	3,315

TOTAL RCN	121,730

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	G

EFF.YR/AGE	1983 / 39

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD	$85,200