Key: 11123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,415

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CATAUMET BOATS REAL ESTATE LLC PO BOX 147 CATAUMET, MA 02534	52.0-29-0	1280 ROUTE 28A

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CATAUMET BOATS REAL ESTAT	08/16/2005	F		20159-335
WAY PETER N &	08/16/2005	F	1	20159-333
WAY PETER N		XX		1272+-0568+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3160	100	OTHR STORAGE,WAREHSE	6	1	1 of 5

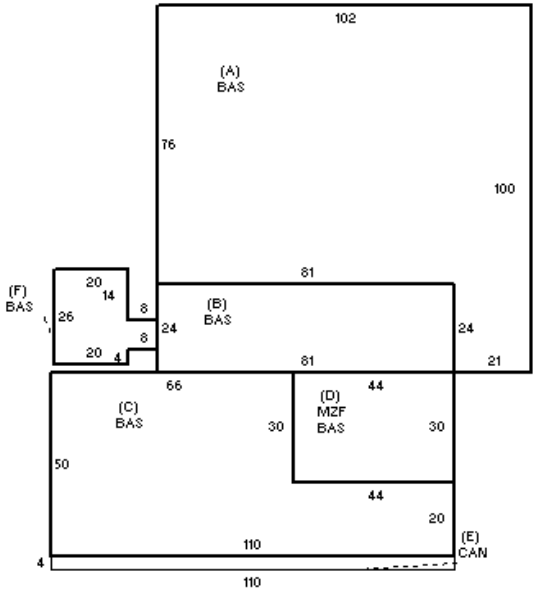
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		2	ADDITIONS		10/24/2019	RP	100	100
18878	10/10/2018	4	DETACH.STRUC	5,100	10/24/2019	RP	100	100
18895	10/10/2018	7	SIGN	3,500	10/24/2019	RP	100	100
3802	11/04/2003	7	SIGN	2,500	08/02/2004	MJ	100	100
980606	10/12/1998	1	NEW CONSTRUC	70,000	10/21/1999	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	135,372	C-6 1.00	100 1.00	100 1.00	455,500	1.00	A 1.00	55 1.00			1,415,560

TOTAL	3.110 Acres	ZONING		FRNT	0
Nbhd	POCASS/CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,415,600	1,361,200
BUILDING	793,400	723,600
DETACHED	33,900	31,600
OTHER	800,000	691,200
TOTAL	**3,042,900**	**2,807,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			30,000	1.20	18,000
C06	A 1.00	50 0.50			600	10.10	3,000
SW2	A 1.00	50 0.50	4X5		20	21.80	200
PM1	A 1.00	50 0.50			2	1,666.80	1,700
TN1	A 1.00	50 0.50			2,000	1.40	1,400
DGF	A 1.00	50 0.50	22X24		528	36.34	9,600

PHOTO 10/24/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	53	1.25	STORAGE GARAGE [63%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	4	0.98	METAL [96%]

MEASURE	10/24/2019	RP
LIST	10/24/2019	RP
REVIEW		

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	16,284	DETAIL ADJ	1.188
$NLA(RCN)	$68	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	19	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	5	OTHER	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	10,200	1975	65.86	671,743
C	BAS	L	BASE AREA	4,180	1998	65.86	275,283
D	BAS	L	BASE AREA	1,320	1998	65.86	86,931
D	MZF	N	FIN MEZ	1,320		17.85	23,562
E	CAN	N	CANOPY	440		13.65	6,006
F	BAS	L	BASE AREA	584	2018	65.86	38,461

TOTAL RCN	1,101,986

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1987 / 35	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$793,400

Key: 11123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,416

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CATAUMET BOATS REAL ESTATE LLC PO BOX 147 CATAUMET, MA 02534	52.0-29-0	1280 ROUTE 28A

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3160	100	OTHR STORAGE,WAREHSE	6	2	2 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

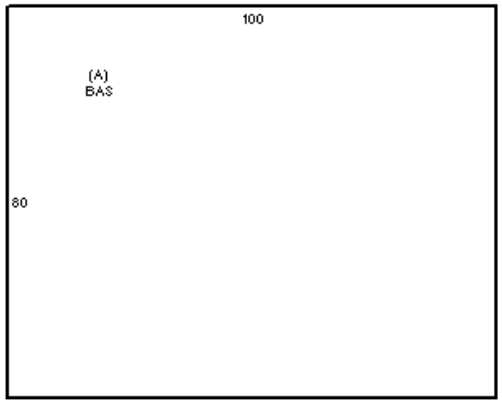
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	221,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.80	WAREHOUSE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	10/24/2019	RP
LIST	10/24/2019	RP
REVIEW		

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	8,000	DETAIL ADJ	0.729
$NLA(RCN)	$41	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	16	OTHER	1.00
FUEL SOURCE	7	OTHER	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	8,000	1975	40.69	325,499

TOTAL RCN	325,499
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1981 / 41		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			$221,300

Key: 11123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,417

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CATAUMET BOATS REAL ESTATE LLC PO BOX 147 CATAUMET, MA 02534	52.0-29-0	1280 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

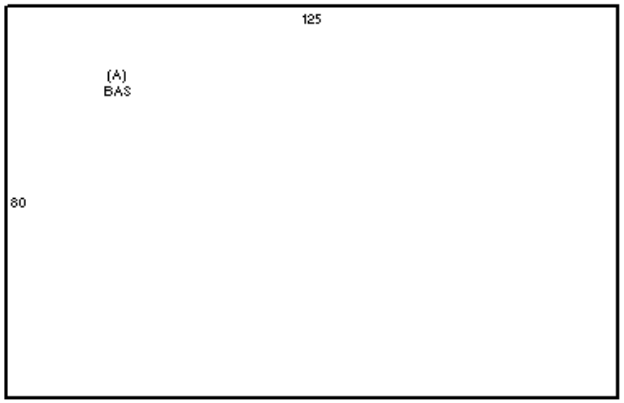
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	276,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.80	WAREHOUSE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	10/24/2019	RP
LIST	10/24/2019	RP
REVIEW		

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	10,000	DETAIL ADJ	0.702
$NLA(RCN)	$38	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	16	OTHER	1.00
FUEL SOURCE	7	OTHER	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	10,000	1985	38.35	383,468

TOTAL RCN	383,468
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1987 / 35		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$276,100

Key: 11123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,418

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CATAUMET BOATS REAL ESTATE LLC PO BOX 147 CATAUMET, MA 02534	52.0-29-0	1280 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

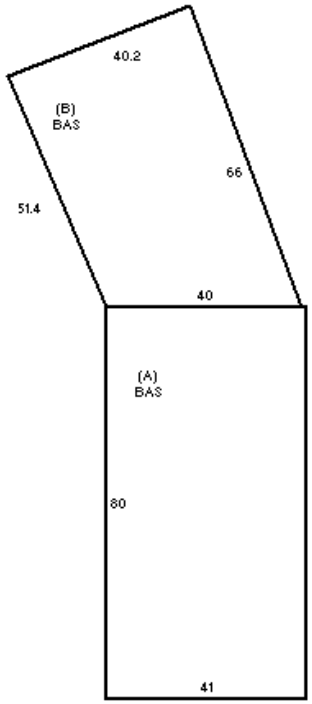
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	153,000	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.80	WAREHOUSE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	10/24/2019	RP
LIST	10/24/2019	RP
REVIEW		

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	5,552	DETAIL ADJ	0.695
$NLA(RCN)	$41	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	16	OTHER	1.00
FUEL SOURCE	7	OTHER	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	5,552	1975	40.53	225,007

TOTAL RCN	225,007

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1981 / 41	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$153,000

Key: 11123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,419

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CATAUMET BOATS REAL ESTATE LLC PO BOX 147 CATAUMET, MA 02534	52.0-29-0	1280 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

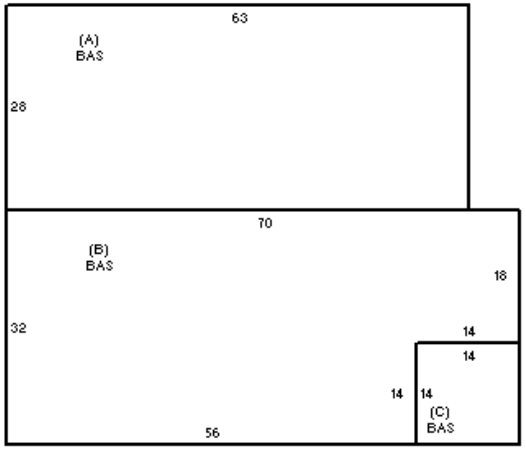
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	149,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	1.14	SERVICE GARAGE [95%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	10/24/2019	RP
LIST	10/24/2019	RP
REVIEW		

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	4,004	DETAIL ADJ	0.948
$NLA(RCN)	$58	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	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
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	1,764	1960	58.36	102,949
B	BAS	L	BASE AREA	2,044	1960	58.36	119,290
C	BAS	L	BASE AREA	196	1960	58.36	11,439

TOTAL RCN	233,678

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		$149,600