

Key: 11128

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.425

LEGAL

LAND

DETACHED

BUILDING

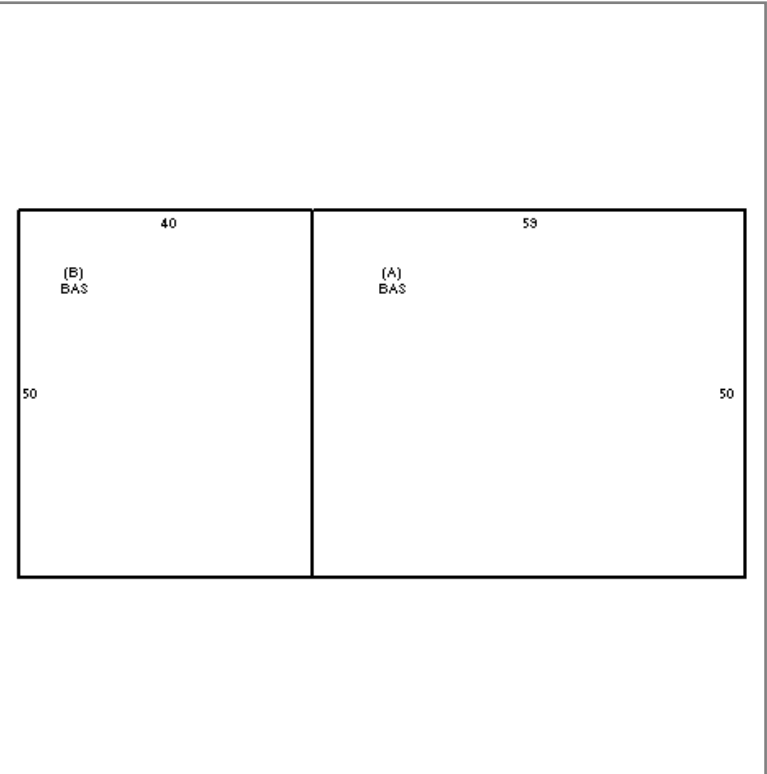
CURRENT OWNER				PARCEL ID				LOCATION			
BANCROFT JOHN W TR 1235 ROUTE 28A REALTY TRUST 530 MACARTHUR BLVD BOURNE, MA 02532				52.0-36-0				1235 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANCROFT JOHN W TR				11/26/2003	R	425,000	17974-309				
RAGONE RICHARD				08/22/2003	QS	430,000	17514-76				
ABBE FRED A TR				07/01/1999	QS	290,000	12382-30				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
940530	11/02/1994	7	SIGN	400	01/17/1995	JS	0 100
900235	05/17/1990	7	SIGN	680	12/02/1991	JS	0 100
900128	04/06/1990	3	ALT/RENO	16,000	12/02/1991	JS	0 100

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	0.413	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	9,420

TOTAL	37,992 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE 9/2020 Changed to class code 316.	LAND	319,500	307,200		
Infl1	AVG		BUILDING	232,800	227,100		
N_Index	AVG		DETACHED	1,500	1,400		
			OTHER	0	0		
			TOTAL	553,800	535,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	V	1.30	30 0.70		24	28.34	500
PAV	A	1.00	50 0.50		1,600	1.20	1,000



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2020	RP
MODEL	5		CIM-5	LIST	9/30/2020	EST
STYLE	52	1.09	SERVICE GARAGE [60%]	REVIEW	9/30/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	327,948		
NET AREA	4,950	DETAIL ADJ	1.117	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,950	1974	66.25	195,444	CONDITION ELEM	CD		
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	2,000	1974	66.25	132,504	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	A		
				ROOF COVER	10	METAL	1.00									CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
				NAF	0		1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	29 29 %
																		FUNC	0
																		ECON	0
																		DEPR	29 % GD 71
																		RCNLD	\$232,800