

Key: 17749

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.342

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION				
KOELSCH COMMERCIAL REAL ESTATE LLC 8 OLD CHURCH ST YARMOUTHPORT, MA 02674						3.0-36-2			114-B STATE RD				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						KOELSCH COMMERCIAL REAL E			06/13/2022	QS	821,500	35182-244	
WIRSEN GREGORY C & CHRIST			03/05/2009	QS	460,000	23503-350							
VIGEANT RICHARD C & LYNNE			05/15/2002	QS	715,000	15163-324							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	BUS CONDOS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16295	04/22/2016	13	OTHER	60,738	06/23/2016	RJM	100	100
930473	09/10/1993	3	ALT/RENO	7,000	11/18/1993	JS	100	100

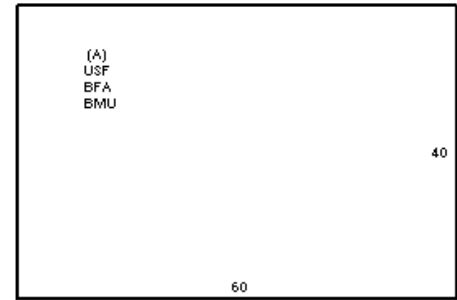
LAND

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

TOTAL	36,000 SF	ZONING	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0		
Infl1			BUILDING	741,500	561,800		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	741,500	561,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2018	BC
MODEL	30		COMM CONDOS	LIST	5/2/2018	BC
STYLE	10	1.80	OFFICE CONDO [100%]	REVIEW	7/20/2018	DB
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,277
NET AREA	4,800	DETAIL ADJ	1.000	COMPLEX	82	114 STATE ROAD	0.85	A	BMU	N	BSMT UNF	2,400		33.68	80,824	CONDITION ELEM CD	
\$NLA(RCN)	\$178	OVERALL	1.683	OCCUPANCY	1	YEAR ROUND	1.00	A	BFA	L	BLD FLOOR AREA	2,400	1981	195.79	469,889	EXTERIOR	A
				FLOOR/LOC	5	MULTI FLOOR	1.00	A	USF	L	UPPER ST FINISH	2,400	1981	96.81	232,353	INTERIOR	A
				VIEW INFL	22	NO VIEW	1.00		BMF	N	BSMT FIN	1,200		57.68	69,212	CDN/APP	A
				HT/CL	9	WARM/COOL AIR	1.00									EFF.YR/AGE 1981 / 41	
				WDK/PTA/BALC	2	NOT PRESENT	1.00									COND	13 13%
				PARKING	12	LARGE LOT	1.10									FUNC	0
				NET ADJ(%GOOD)	0		1.00									ECON	0
																DEPR	13 % GD 87
																RCNLD	\$741,500