

Key: 1783

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.798

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BATSTONE LLC 100-1 DOMINO DR CONCORD, MA 01742				11.0-5-1				26 HERRING POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BATSTONE LLC				07/28/2022	F	1	35275-126				
TOOMEY CAROL MARGRAF TR				05/04/2001	N	225,000	13799-248				
INSTASIA DEBRA				08/20/1997	QS	199,900	10908-130				


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	50	COMMERCIAL-RESID			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-20-44	04/24/2020	3	ALT/RENO	7,500	04/01/2021		100 100
08175	04/28/2008	9	DECK	3,000	10/22/2008	JB	100 100
	06/27/2005	3	ALT/RENO	928,000	06/01/2006	MJ	100 100
200686	10/27/2000	9	DECK	1,000	12/21/2000	EB	100 100
200501	08/16/2000	6	FENCE	2,650	12/21/2000	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	20,000	C-3	1.00	100	1.00	100	1.00	387,175	1.48	A	1.00	45	0.85	263,540
303	A	0.089	C-3	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	45	0.85	1,720

DETACHED

TOTAL	23,871 SF	ZONING	2	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNEDALE	NOTE	LAND	265,300	255,100			
Infl1	AVG		BUILDING	255,700	233,700			
N_Index	AVG		DETACHED	6,900	6,500			
			OTHER	0	0			
			TOTAL	527,900	495,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/01/2021
SW2	V	1.30	30 0.70	4X6	24	28.34	500		
PAV	A	1.00	50 0.50		5,000	1.20	3,000		
SHF	G	1.20	30 0.70	12 X 16	192	19.14	2,600		
SHF	+	1.10	30 0.70	8 X 8	64	18.59	800		

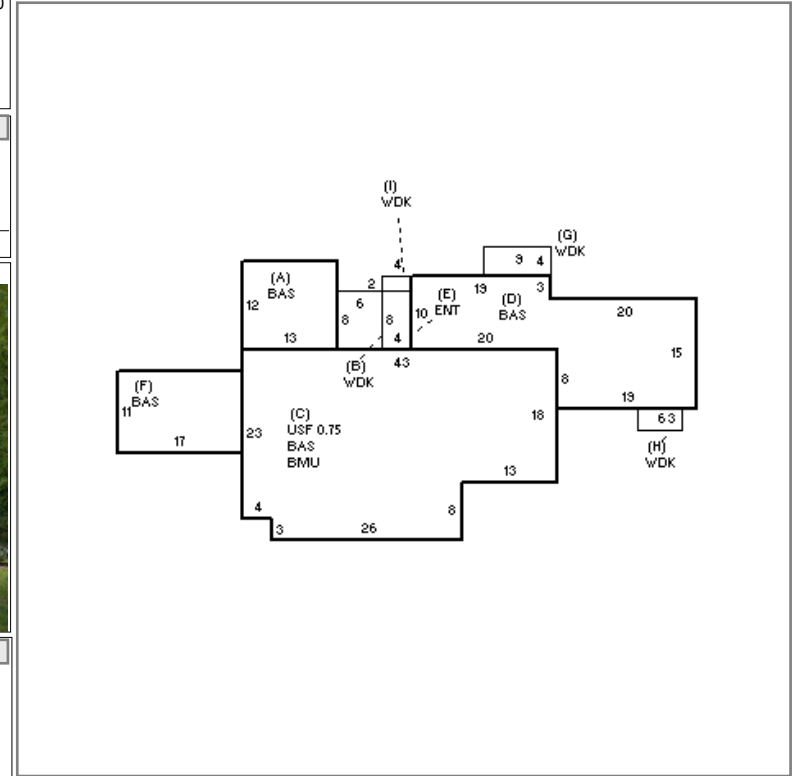
BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	RP
MODEL	5		CIM-5	LIST	4/1/2021	EST
STYLE	31	1.89	STORE(SM.RETAIL [71%])	REVIEW	4/1/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,315
NET AREA	2,579	DETAIL ADJ	1.862	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,827	1900	139.14	254,201		
\$NLA(RCN)	\$142	OVERALL	1.000	EXT. COVER	3	ALUMINUM	1.00	+	WDK	N	WOOD DECK	110		26.95	2,965		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNF	1,002		18.40	18,437		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	752	1900	117.99	88,726		
				FLOOR COVER	3	W/W CARPET	1.00	E	ENT	N	ENCL ENTRY	32		30.81	986		
				INT. FINISH	1	PLASTER	1.04										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1983 / 39
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$255,700
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BUILDING

BLDG COMMENTS