

Key: 188

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 186

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
UMANO MICHAEL J & DONALD CODY TRS BOURNE RTE 3A NOM TRUST 40 LONE ST MARSHFIELD, MA 02050				3.0-20-1				166 ROUTE 3A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
UMANO MICHAEL J & DONALD				07/16/2007	F	1	22187-99				
FENTON DAVID J JR TR				03/30/2000	QS	750,000	12915-300				
SORENTI BROTHERS INC				05/25/1959	A		1039-449				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
4310	100	TELEPHONE RELAY TOWE		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-46	03/01/2023	3	ALT/RENO	30,000			100	100
B-22-254	08/25/2022	3	ALT/RENO	30,000			100	100
B-22-124	04/18/2022	3	ALT/RENO	60,000			100	100
B-21-254	07/14/2021	3	ALT/RENO	20,000			100	100
B-21-10	01/07/2021	3	ALT/RENO	15,000			100	100

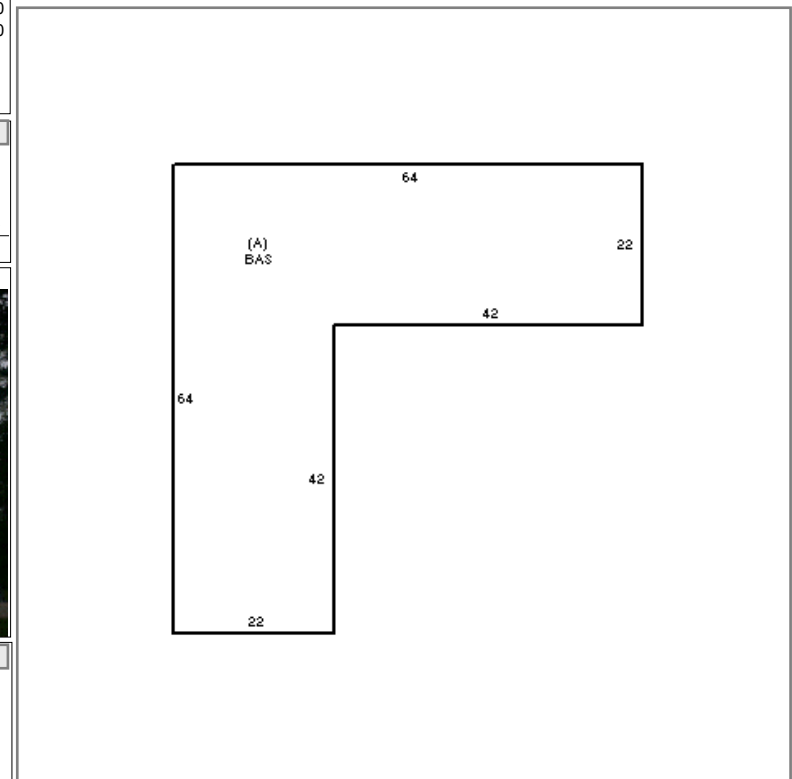
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-1	1.00	100	614,925	1.48	A	1.00	75	1.35	418,560
203	A	0.918	C-1	1.00	100	215,325	1.00	A	1.00	75	1.35	197,670
303	A	2.820	C-1	1.00	100	30,780	1.00	A	1.00	75	1.35	86,800

TOTAL	4.197 Acres	ZONING	FRNT	300	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	N CELL TOWER-5 Antenna Arrays - 12 tenants each 729' frontage on Old Plymouth Rd/ Industrial communications & electronics- tower company	LAND	703,000	676,000		
Infl1	AVG		BUILDING	127,800	116,800		
N_Index	AVG		DETACHED	161,900	154,200		
			OTHER	0	0		
			TOTAL	992,700	947,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
TOW	V	1.30	10 0.90	2000	190	941.93	161,100
C10	-	0.90	50 0.50	2000	84	12.06	500
SM1	V	1.30	30 0.70 3 X 4	2000	12	39.39	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2017	BC
MODEL	5		CIM-5	LIST	7/29/2017	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	7/29/2017	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	5	1.02	REINF. CC [100%]			

BLDG COMMENTS

LAND

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	161,826																		
NET AREA	2,332	DETAIL ADJ	0.947	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,332	2000	69.39	161,826																				
\$NLA(RCN)	\$69	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00																												
				ROOF SHAPE	4	FLAT/SHED	0.98																												
				ROOF COVER	8	TAR & GRAVEL	1.00																												
				FLOOR COVER	6	OTHER	1.00																												
				INT. FINISH	5	OTHER	1.00																												
				HEATING/COOL	0		1.00																												
				FUEL SOURCE	0		1.00																												
				NAF	0		1.00																												
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