

Key: 3234

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.274

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
MACNEIL BARBARA C & DONALD TRS MACNEIL FAMILY REALTY TRUST PO BOX 32 SAGAMORE, MA 02561		18.0-15-0	6 WAYNE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MACNEIL BARBARA C & DONALD		09/26/2019	F	100	32329-4	
MACNEIL BARBARA		11/08/2013	F	1	N/A-N/A	
LAMBORGHINI LANCE &		12/29/2011	N		25966-62	

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 %

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-2	1.00	100	1.00	100	1.00	387,175	1.48	A	1.00	45	0.85	263,540
303	A	0.801	C-2	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	45	0.85	15,520

TOTAL	1.260 Acres	ZONING	FRNT	449	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	NOTE	LAND	279,100	268,300		
Infl1	AVG		BUILDING	35,100	28,400		
N_Index	AVG		DETACHED	34,800	33,100		
			OTHER	0	0		
			<b>TOTAL</b>	<b>349,000</b>	<b>329,800</b>		

DETACHED

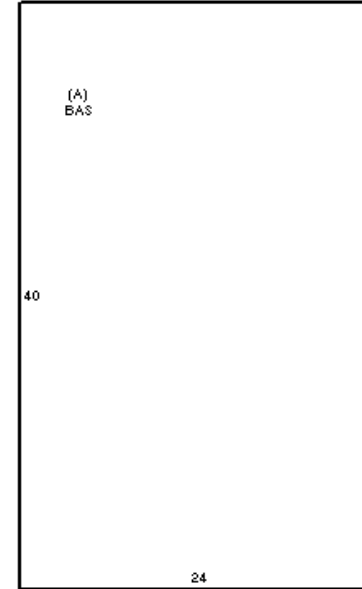
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
TOW	A	1.00	A 0.75 96FT		96	483.04	34,800	07/08/2021



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2021	RP
MODEL	5		CIM-5	LIST	7/8/2021	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	7/8/2021	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

BLDG COMMENTS



YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	0.612	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	960	1995	48.11	46,187
\$NLA(RCN)	\$48	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								
STORIES	1	1.00		ROOF COVER	10	METAL	1.00								
% HEATED	0	.95		FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0	1.00		INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0	1.00		HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	46,187
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$35,100