

Key: 4133

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.217

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WAGNER WAY WAREHOUSE HOLDINGS LLC PO BOX 58 ASSONET, MA 02702				20.3-71-0				269-R MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WAGNER WAY WAREHOUSE				12/14/2020	F	10		33571-290			
GENCON INC				08/15/2019	QS	350,000		32225-30			
FANTOZZI ROBERT				07/13/2018	R	320,000		31402-33			


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	%
10049	02/22/2010	3	ALT/RENO	8,000	05/13/2019	RP	100	100
990264	05/17/1999	5	DEMOLITIONS	3,000	01/26/2000	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-4	1.00	100	387,175	1.48	A	1.00	65	0.85	263,540
303	A	0.344	C-4	1.00	100	19,380	1.00	A	1.00	65	0.85	6,670

TOTAL	34,979 SF	ZONING	FRNT	255	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE Frontage on Lakeside	LAND	270,200	259,800		
Infl1	AVG		BUILDING	81,200	78,100		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	351,400	337,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/13/2019
								

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2019	EST
MODEL	5		CIM-5	LIST	5/13/2019	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	8/28/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.782
\$NLA(RCN)	\$59	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,872	1900	58.41	109,335
B	OPA	N	OPEN PORCH	28		16.11	451

TOTAL RCN	109,786
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$81,200

