Key: 4143 **Town of Bourne - Fiscal Year 2024** 12/18/2023 6:02 pm SEQ #: 4,227

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILSON LOUIS & MARGARET WILSON **TRS JRW REALTY TRUST** **PO BOX 553** **SAGAMORE, MA 02561**	**20.3-82-0**	**275 MAIN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILSON LOUIS & MARGARET W	01/02/1996	A	100	9997-249

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE		1	1 of 1

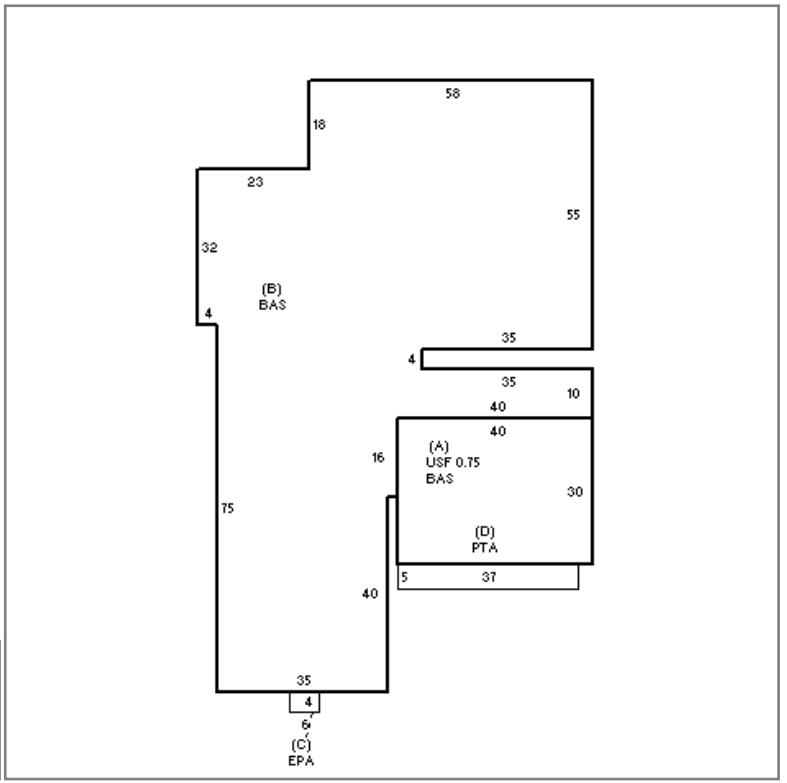
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09051	02/19/2009	7	SIGN	4,000	09/15/2010	JB	0	100
01237	05/04/2001	7	SIGN	3,000	11/07/2002	MJ	100	100
200513	08/22/2000	3	ALT/RENO	23,720	12/19/2000	EB	100	100
960291	06/26/1996	3	ALT/RENO	2,776	01/01/1997	PAM	0	100
950617	12/06/1995	7	SIGN	5,840	01/01/1997	PAM	0	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 1.00	100 1.00	387,175	1.48	A 1.00	65 0.85			263,540

TOTAL	19,994 SF	ZONING		FRNT	100
Nbhd	BUZZARDS BAY	NOTE	#273 & 275 MAIN ST		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	263,500	253,400
BUILDING	557,700	536,300
DETACHED	24,800	23,600
OTHER	0	0
TOTAL	**846,000**	**813,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	+ 1.10	10 0.90	24 X 24		576	39.97	20,700
PAV	A 1.00	50 0.50			6,900	1.20	4,100

PHOTO 05/24/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	2.13	STORE(SM.RETAIL [90%]
QUALITY	-	0.90	AVERAGE - [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	5/24/2017	BC
LIST	5/24/2017	BC
REVIEW	5/24/2017	BC

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	9,051	DETAIL ADJ	1.701
$NLA(RCN)	$83	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	8	TAR & GRAVEL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	8,151	1955	84.40	687,915
A	USF	L	UP-STRY FIN	900	1955	71.57	64,411
C	EPA	N	ENCL PORCH	24		27.71	665
D	PTA	N	PATIO	185		3.33	616

TOTAL RCN	753,607

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	$557,700