

Key: 4615

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.702

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BALLANTYNE JAMES D & PAMELA K BALLANTYNE 7 PAULINDA ROAD POCASSET, MA 02559				23.2-93-0				139 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				07/29/2005	N XX	425,000	20100-183 02844-0090				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3250	100	SM RETAIL/SERV STORE		6	1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
H705	08/07/2020	4	DETACH.STRUC				100	100
19709	07/31/2019	4	DETACH.STRUC	7,500			100	100
17502	07/30/2017	13	OTHER	2,000			100	100
14287	04/24/2014	6	FENCE	1,000	06/23/2016	RJM	100	100
5552	08/16/2005	3	ALT/RENO	800	03/03/2006	MJ	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	16,688	C-4	1.00	100	1.00	100	1.00	387,175	1.63	A	1.00	65	0.85			241,720

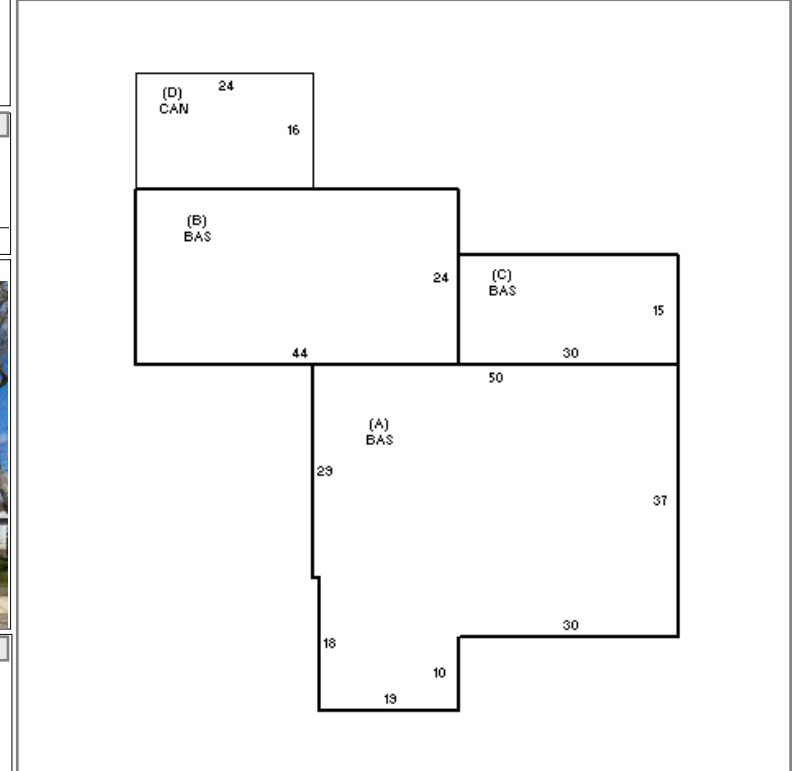
TOTAL	16,683 SF	ZONING	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	241,700	232,400		
Infl1	AVG		BUILDING	320,800	308,400		
N_Index	AVG		DETACHED	10,800	10,300		
			OTHER	36,000	31,600		
			TOTAL	609,300	582,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGM	A	1.00	10 0.90 20 X 25	2019	500	23.98	10,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/4/2022	RP
MODEL	5		CIM-5	LIST	10/5/2020	RP
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	4/4/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	3,538	DETAIL ADJ	2.224
\$NLA(RCN)	\$142	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	2,032	1900	140.25	284,990
EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	1,056	1900	140.25	148,105
ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	450	1900	140.25	63,113
ROOF COVER	1	ASPH/CMP SHIN	1.00	D	CAN	N	CANOPY	384		13.00	4,992
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	4	WALL BOARD	0.96								
HEATING/COOL	10	HOT/COOL WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
NAF	0		1.00								

TOTAL RCN	501,200
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$320,800

