

Key: 4623

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.714

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RIVERBEND HOLDINGS LLC 32 FORT HILL RD E SANDWICH, MA 02537				23.2-99-0				10 ST MARGARETS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIVERBEND HOLDINGS LLC				12/29/2008	F	10	23340-272				
PALAZESI LENI J JR TR				01/18/2002	B	350,000	14722-287				
SULLIVAN ROBERT V &				04/08/1994	A	1	9138-129				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-77	04/11/2023	3	ALT/RENO	71,350			0 0
16979	11/10/2016	7	SIGN	600	10/22/2019	RP	100 100
10465	08/10/2010	3	ALT/RENO	2,500	10/22/2019	RP	100 100
09281	06/24/2009	3	ALT/RENO		09/15/2010	JB	100 100
06212	04/12/2006	3	ALT/RENO	500	04/19/2007	MJ	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	0.144	C-4	1.00	100	19,380	1.00	A	1.00	65	0.85	2,790

TOTAL	26,267 SF	ZONING	FRNT	330	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	266,300	256,100		
Infl1	AVG		BUILDING	407,600	392,000		
N_Index	AVG		DETACHED	7,200	6,600		
			OTHER	0	0		
			TOTAL	681,100	654,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		12,000	1.20	7,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW		
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	657,462		
NET AREA	6,536	DETAIL ADJ	2.202	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	6,536	1986	100.54	657,156	CONDITION ELEM	CD		
\$NLA(RCN)	\$101	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	PTA	N	PATIO	24		2.96	71	EXTERIOR	A		
				ROOF SHAPE	4	FLAT/SHED	0.98	C	WDK	N	WOOD DECK	12		19.58	235	INTERIOR	F		
				ROOF COVER	10	METAL	1.00											CDN/APP	F
				FLOOR COVER	5	VINYL	1.00											EFF.YR/AGE	1975 / 47
				INT. FINISH	2	DRYWALL	1.00											COND	38 38 %
				HEATING/COOL	9	WARM/COOL AIR	1.00											FUNC	0
				FUEL SOURCE	2	GAS	1.00											ECON	0
				NAF	0		1.00											DEPR	38 % GD 62
																	RCNLD	\$407,600	