

Key: 5673

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.811

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
L & D BACK RIVER LLC PO BOX 380 MONUMENT BEACH, MA 02553-0380				26.4-31-0				304 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
L & D BACK RIVER LLC				03/17/2014	L	930,000	28036-154				
BACK RIVER MARINE &				08/15/2012	QS	1,050,000	26589-341				
STOMMEL MATTHEW TR OF				06/29/2004	F		18771-323				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	80	COMMERCIAL-RESID				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12582		4	DETACH.STRUC		03/29/2018	DB	100	100
04720	08/27/2012	7	SIGN	400			100	100
03939	09/22/2004	1	NEW CONSTRUC	300,000	05/17/2005	MJ	100	100
990155	12/30/2003	3	ALT/RENO	45,000	08/04/2004	MJ	100	100
	04/13/1999	3	ALT/RENO	1,000	11/28/2000	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-6	1.00	100	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35		418,560
203	A	1.291	C-6	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35		277,980

DETAILED

TOTAL	1.750 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET		N O #15-1 T E	commercial boatyard=LPI;Chapter 91 Expires 3000 BRM		LAND	696,500	669,800
Infl1	AVG			LAND	244,900	238,400		
N_Index	AVG			DETACHED	114,200	108,600		
				OTHER	299,900	253,000		
				TOTAL	1,355,500	1,269,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	30 0.70		150	10.10	1,100
PAV	A	1.00	40 0.60		2,500	1.20	1,800
PPD	E	1.90	10 0.90	5' X 66'	330	344.28	102,300
PTD	A	1.00	50 0.50	12' X 28'	336	4.00	700
FLD	E	1.90	10 0.90	5X16	80	114.76	8,300

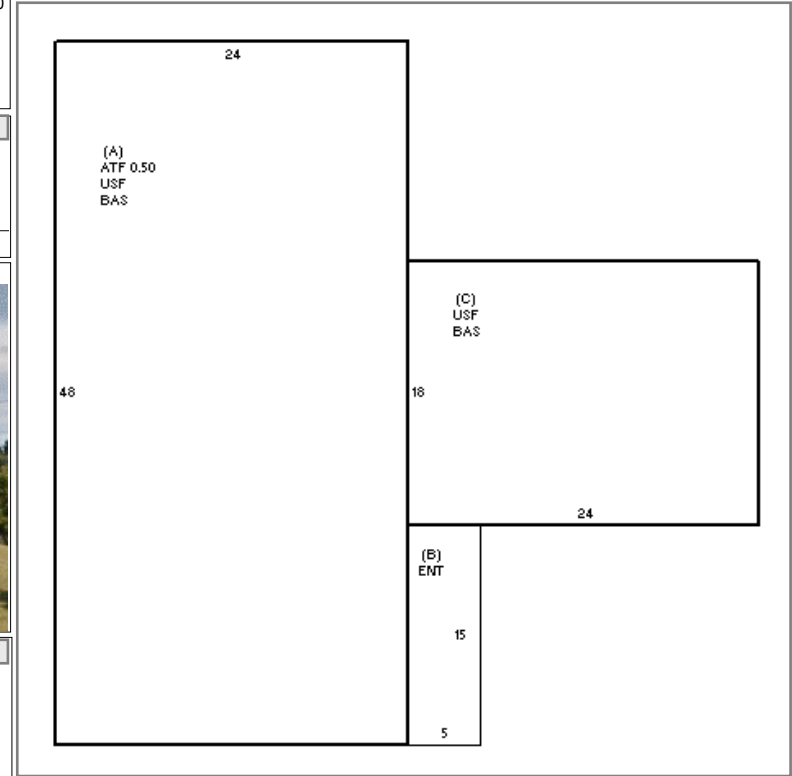
PHOTO 03/23/2021



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2018	BC
MODEL	5		CIM-5	LIST	4/6/2018	BC
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	3/23/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,667
NET AREA	3,744	DETAIL ADJ	1.197	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,584	2004	81.00	128,297	CONDITION ELEM	CD
\$NLA(RCN)	\$80	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,584	2004	68.68	108,796	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC	576	2004	38.88	22,394	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ENT	N	ENCL ENTRY	75		30.80	2,310	CDN/APP	A
				FLOOR COVER	5	VINYL	1.00		BIG	N	BUILT-IN GARAGE	270		29.44	7,949		
				INT. FINISH	4	WALL BOARD	0.96		BMU	N	BSMT UNF	1,314		18.40	24,178		
				HEATING/COOL	1	FORCED AIR	1.00		WDK	N	WOOD DECK	176		26.95	4,743		
				FUEL SOURCE	2	GAS	1.00										
				NAF	130	130	1.30										



EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$244,900	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
L & D BACK RIVER LLC				26.4-31-0				304 SHORE RD			
PO BOX 380				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
MONUMENT BEACH, MA 02553-0380											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	80	COMMERCIAL-RESID			6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

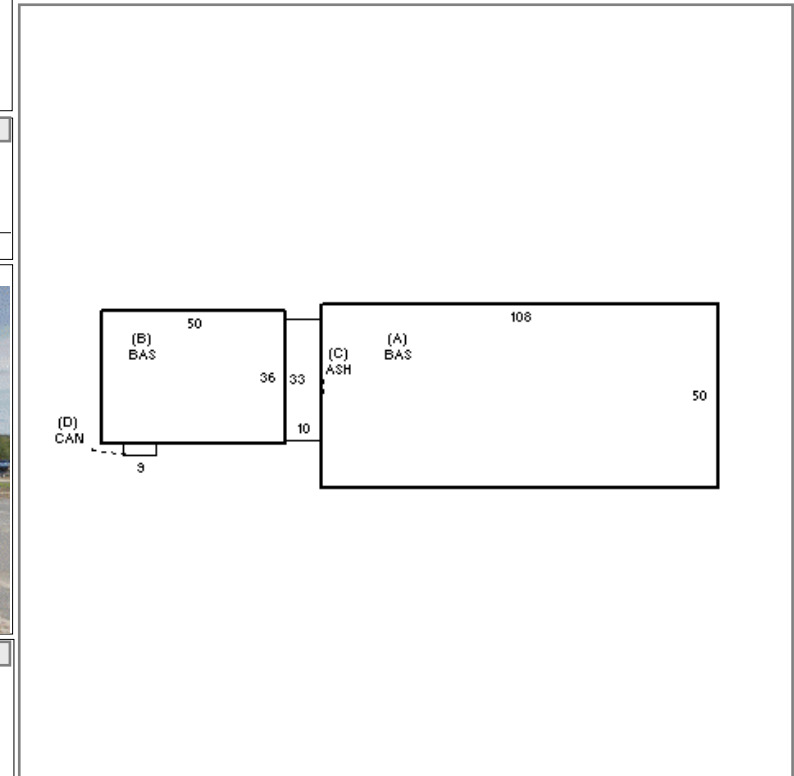
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	299,900	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/23/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2018	BC
MODEL	5		CIM-5	LIST	4/6/2018	BC
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	4/6/2018	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	6	1.02	STRUC. STEEL [77%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	7,823	DETAIL ADJ	1.015	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	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	15	SUSPENDED	0.95
				FUEL SOURCE	2	GAS	1.00
				NAF	130	130	1.30

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	468,562
A	BAS	L	BASE AREA	5,400	1950	59.63	321,999	CONDITION ELEM CD	
B	BAS	L	BASE AREA	1,800	1950	59.63	107,333	EXTERIOR	A
C	ASH	N	ATT SHED	330		22.30	7,359	INTERIOR	A
D	CAN	N	CANOPY	27		13.67	369	CDN/APP	A
	USF	L	UP-STRY FIN	623	1950	50.57	31,502		

EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$299,900