

Key: 5683

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.823

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MSLT BOURNE LLC 95 COMMERCIAL ST WELLFLEET, MA 02667				26.4-42-0				290 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MSLT BOURNE LLC				07/12/2022	QS	4,375,000	35243-102				
LOBSTER TRAP CO INC				03/31/1978	XX		2682-35				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4000	100	BLDGS FOR MANUF OPS		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
11769	12/08/2011	3	ALT/RENO	100,000	08/29/2012	JB	100 100
200777	12/13/2000	7	SIGN	3,700	04/18/2001	EB	100 100
200226	04/14/2000	2	ADDITIONS	600,000	11/28/2000	EB	100 100
970451	09/12/1997	2	ADDITIONS	50,000	03/02/1999	JS	0 100
920120	03/17/1992	3	ALT/RENO	15,000	02/05/1993	JS	0 100

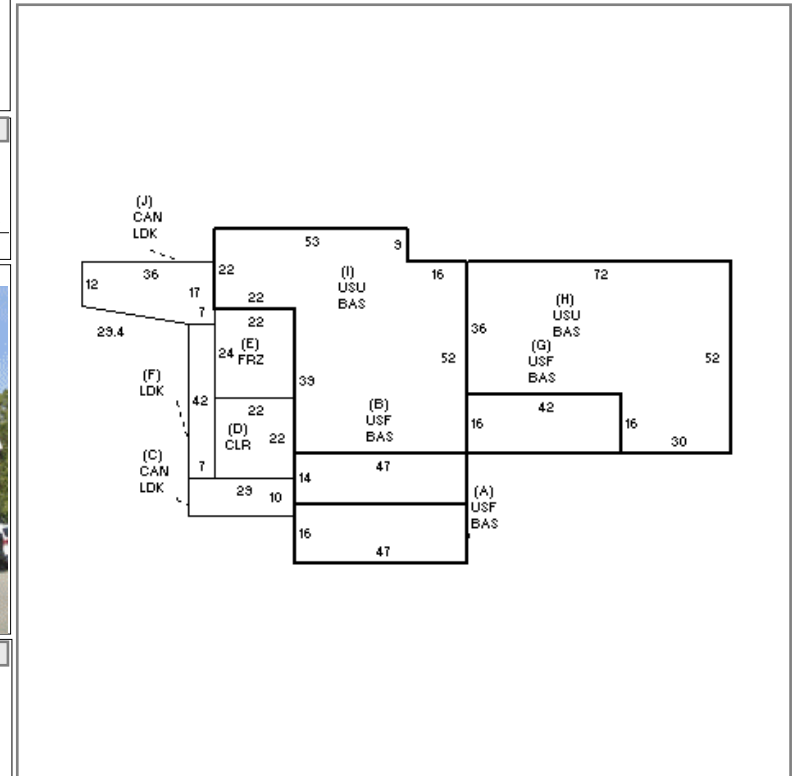
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	30,481	C-6	1.00	DCK 1.00	100	1.00		614,925	1.19	A	1.00	75	1.35			513,900

TOTAL	30,481 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N O T E	LOBSTER TRAP FISH PLANT		LAND	513,900	494,200
Infl1	DOCK		BUILDING	2,851,400	563,900		
N_Index	AVG		DETACHED	161,800	129,000		
			OTHER	0	0		
			TOTAL	3,527,100	1,187,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	10 0.90	LOBSTER POOL	2,556	70.10	161,300
SW2	A	1.00	50 0.50	4 X 12	48	21.80	500



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2019	RP
MODEL	5		CIM-5	LIST	3/11/2019	EST
STYLE	67	4.25	PACKING PLANT [100%]	REVIEW	10/6/2023	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	6	1.02	STRUC. STEEL [60%]			



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,703,078						
NET AREA	10,443	DETAIL ADJ	3.492	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,410	1981	276.30	389,589	CONDITION ELEM	CD						
\$NLA(RCN)	\$355	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,410	1981	234.31	330,372	EXTERIOR	A						
				ROOF SHAPE	1	GABLE	1.00	C	LDK	N	LOADING DOCK	290		18.80	5,452	INTERIOR	A						
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CAN	N	CANOPY	290		19.50	5,655	CDN/APP	A						
				FLOOR COVER	9	CONCRETE	0.95	D	CLR	N	COOLER	484		28.30	13,697								
				INT. FINISH	6	MINIMUM	0.95	E	FRZ	N	FREEZER	528		39.60	20,909								
				HEATING/COOL	15	SUSPENDED	0.95	F	LDK	N	LOADING DOCK	294		18.80	5,527								
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	672	2000	276.31	185,677								
				NAF	0		1.00	G	USF	L	UP-STRY FIN	672	2000	234.31	157,454								
													+	BAS	L	BASE AREA	6,279	2000	276.30	1,734,916			
													+	USU	N	UP-STRY UNF	6,279		131.74	827,208			
													J	LDK	N	LOADING DOCK	540		18.80	10,152			
													J	CAN	N	CANOPY	540		19.50	10,530			
													J	FRZ	N	FREEZER	150		39.60	5,940			
													EFF.YR/AGE		1997 / 25								
													COND	23 23 %									
													FUNC	0									
													ECON	0									
													DEPR	23	% GD	77							
													RCNLD			\$2,851,400							