

Key: 5835

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.992

LEGAL

LAND

DETACHED

BUILDING

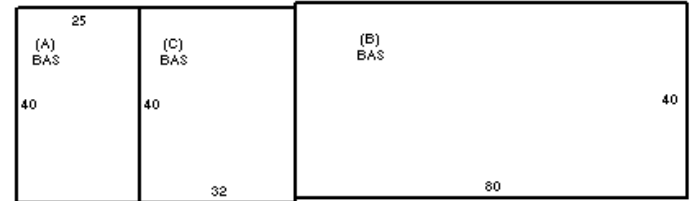
CURRENT OWNER				PARCEL ID				LOCATION			
LEDWIDGE SUSAN L TR MTK REALTY TR 7 COLONEL DR BOURNE, MA 02532-3913				27.0-86-3				7 COLONEL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEDWIDGE SUSAN L TR				06/27/1994	QS	137,750	9256-165				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR FAC			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
5475	07/14/2005	2	ADDITIONS	35,000	09/12/2006	MJ	100	100
960544	11/04/1996	2	ADDITIONS	8,500	03/08/1999	JS	100	100
940292	07/05/1994	3	ALT/RENO	1,300	01/17/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	387,175	1.04	A	1.00	45	0.85		370,710
303	A	0.053	C-5	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	45	0.85		1,030

TOTAL	42,297 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	371,700	357,500		
Infl1	AVG		BUILDING	234,700	228,400		
N_Index	AVG		DETACHED	6,200	5,700		
			OTHER	0	0		
			TOTAL	612,600	591,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	A	1.00	A 0.75 3 X 4		12	18.30	200
PAV	A	1.00	50 0.50		9,960	1.20	6,000



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	5		CIM-5	LIST	9/8/2021	EST
STYLE	52	1.12	SERVICE GARAGE [82%]	REVIEW	9/8/2021	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,480	DETAIL ADJ	0.981	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,000	1989	51.60	51,600
\$NLA(RCN)	\$52	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	BAS	L	BASE AREA	3,200	2005	51.60	165,121
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,280	1989	51.60	66,048
				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	1	OIL	1.00								
				NAF	0		1.00								

TOTAL RCN	282,769
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$234,700