

Key: 6147

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DIGIANO JOSEPH JUDITH DIGIANO 16 ELDRIDGE STREET BUZZARDS BAY, MA 02532				30.2-18-0				26 THOMAS PHILBRICK RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DIGIANO JOSEPH GARDNER DAVID				01/27/2003	J XX	55,000	16300-153 02099-0157	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1
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					
100	S	26,571	9	1.00	100	1.00	100	1.00	247,485	1.36	A	1.00	R05	1.05			205,080

TOTAL	26,572 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	205,100	181,500		
Infl1	AVG		BUILDING	54,400	45,700		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	259,500	227,200		

DETACHED

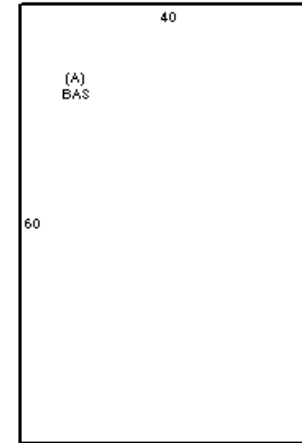
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	RP
MODEL	5		CIM-5	LIST	10/13/2020	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	10/13/2020	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.639
\$NLA(RCN)	\$35	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,400	1952	35.39	84,928

TOTAL RCN	84,928
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
FUNC	36 36 %
ECON	0
DEPR	36 % GD 64
RCNLD	\$54,400