

Key: 6420

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.571

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WOLSTENHOLME THOMAS H TR RIVENDELL REALTY TRUST PO BOX 926 MONUMENT BEACH, MA 02553				30.4-96-0				420 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WOLSTENHOLME THOMAS H TR				07/21/2006	F	1		21202-201			
WOLSTENHOLME, TOM				03/20/2006	L			20833-285			

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 %
19133	02/28/2019	3	ALT/RENO	6,000	06/10/2019	RP	100 100
12007	01/03/2012	2	ADDITIONS	2,000	01/28/2012	JB	100 100

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	455,500	1.48	A	1.00	55	1.00	310,050
303	A	0.080	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	1,820

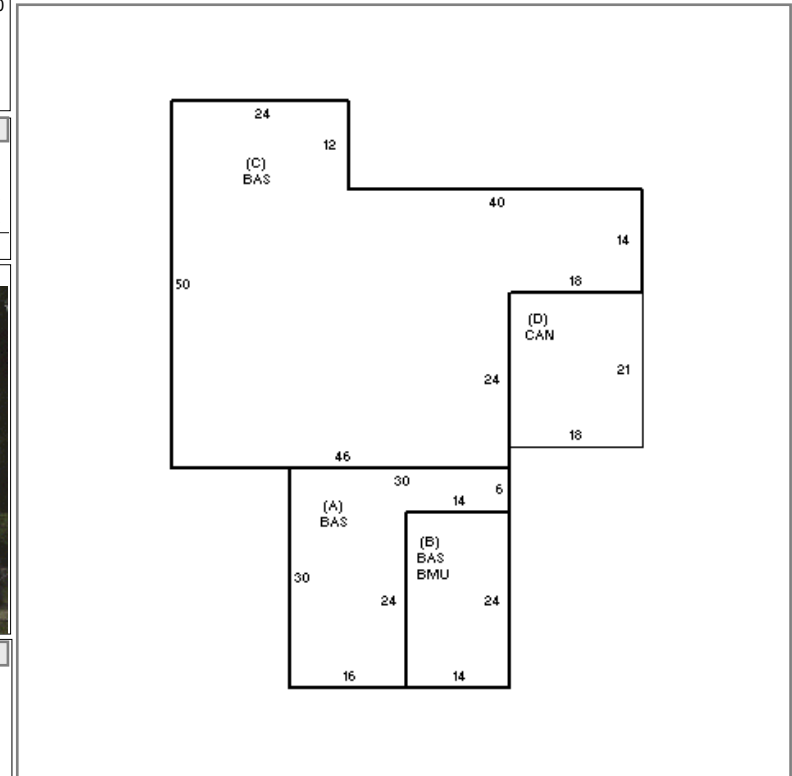
TOTAL	23,478 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE Combined with Map: 30.4 Parcel: 97	LAND	311,900	299,900		
Infl1	AVG		BUILDING	124,700	113,200		
N_Index	AVG		DETACHED	3,400	3,100		
			OTHER	0	0		
			TOTAL	440,000	416,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		2,000	1.20	1,200
C06	A	1.00	50 0.50		427	10.10	2,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2019	RP
MODEL	5		CIM-5	LIST	6/10/2019	RP
STYLE	56	1.21	WAREHOUSE [72%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	3,188	DETAIL ADJ	0.996
\$NLA(RCN)	\$61	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	10	VERT. BOARD	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	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	900	1890	57.79	52,013
B	BMU	N	BSMT UNF	336		18.40	6,182
C	BAS	L	BASE AREA	2,288	1890	57.79	132,228
D	CAN	N	CANOPY	378		11.70	4,423

TOTAL RCN	194,846
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$124,700