

Key: 8525

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.690

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
SHEARER HOLDINGS LLC PO BOX 538 WEST FALMOUTH, MA 02574		39.0-77-6	5 FOREST PARK DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SHEARER HOLDINGS LLC		09/30/2020	QS	350,000	33314-249	
PREVETT RICHARD		02/02/2017	V		30277-31	
FORZIATI CARL ET AL TRS O		04/30/1985	F		4511-95	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-225	07/21/2022	3	ALT/RENO	24,000			100 100
B-22-34	01/26/2022	14	SOLAR	54,000			100 100
B-21-18	01/15/2021	1	NEW CONSTRUC	787,540	03/08/2022	RP	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	455,500	1.04	A	1.00	55	1.00	436,130
303	A	0.043	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	980

TOTAL	41,880 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	437,100	420,300		
Infl1	AVG		BUILDING	698,100	594,200		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,135,200	1,014,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2022	TL
MODEL	5		CIM-5	LIST	3/8/2022	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	3/8/2022	RP
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	9,600	DETAIL ADJ	0.663	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	9,600	2021	72.68	697,741
\$NLA(RCN)	\$73	OVERALL	1.000	EXT. COVER	3	ALUMINUM	1.00	B	PTA	N	PATIO	1,000		7.40	7,400
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	0	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	0		.95	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	7	OTHER	1.00								
				NAF	0		1.00								

TOTAL RCN	705,141
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$698,100