

Key: 8533

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.698

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TIRRELL ROD TR OF SAND POND ROAD REALTY TRUST 253 SANBORN RD TILTON, NH 03276				39.0-81-0				694 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TIRRELL ROD TR OF SAND PO				02/27/2007	QS	723,000	21810-221				
DENESHA ASSOCIATES LLC				12/28/2000	F	13454-59	1				
BOURNE BRIDGE AUTO SALES					XX	01293-0880					

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	%
191076	11/20/2019	13	OTHER	11,300			0	0
141071	12/17/2014	13	OTHER				100	100
14948	11/10/2014	6	FENCE	28,000			100	100
14948S	11/10/2014	7	SIGN				100	100
13736	10/24/2013	3	ALT/RENO	15,000			100	100

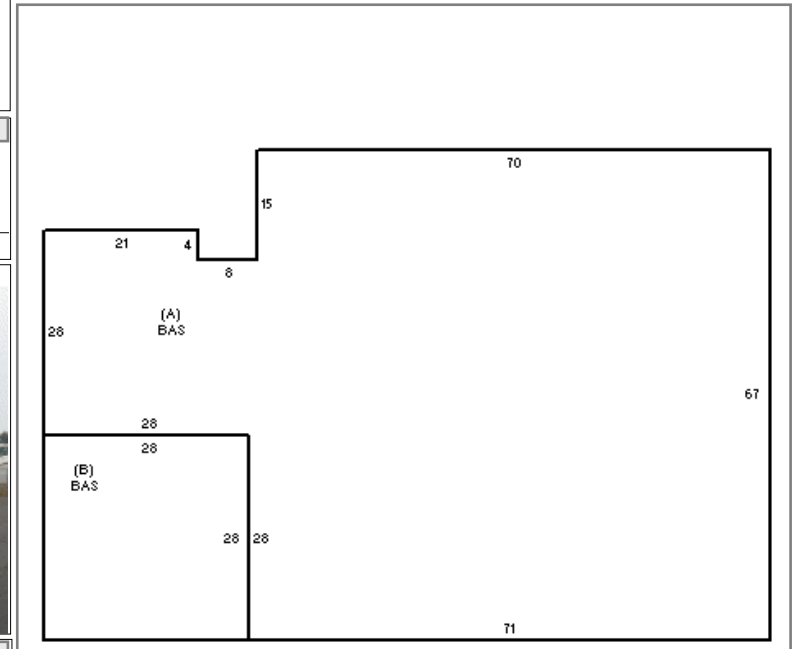
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	29,185	C-5	1.00	100	614,925	1.22	A	1.00	75	1.35	503,010

TOTAL	29,185 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	BOURNE	N O T E	10/16; 28x28 section of bldg used as small retail gun/ammo store fy17.				LAND	503,000	483,700
Infl1	AVG		LAND	239,700	230,500				
N_Index	AVG		DETACHED	20,700	19,400				
			OTHER	0	0				
			TOTAL	763,400	733,600				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		20,000	1.20	12,000
C06	A	1.00	50 0.50		580	10.10	2,900
SP2	G	1.20	30 0.70	8X8	2014	130.44	5,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/27/2016	BC
MODEL	5		CIM-5	LIST	10/27/2016	BC
STYLE	52	1.18	SERVICE GARAGE [88%]	REVIEW	10/27/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,486	
NET AREA	6,282	DETAIL ADJ	1.039	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,498	1966	59.61	327,750	CONDITION ELEM	CD	
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	784	1966	59.61	46,736	EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	A	
				ROOF COVER	8	TAR & GRAVEL	1.00									CDN/APP	A	
				FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE	1977 / 45	
				INT. FINISH	6	MINIMUM	0.95									COND	36 36 %	
				HEATING/COOL	2	HOT WATER	1.02									FUNC	0	
				FUEL SOURCE	2	GAS	1.00									ECON	0	
				NAF	0		1.00									DEPR	36 % GD 64	
																	RCNLD	\$239,700