

Key: 8623

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.795

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COMMERCE ROAD LLC C/O WENZEL HOLDINGS LLC 11 RIP VAN WINKLE WAY BUZZARDS BAY, MA 02532				39.0-171-0				618 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENZEL HOLDINGS LLC				01/06/2023	T	850,000	(231993)				
COMMERCE ROAD LLC				09/21/2022	V	6,126,131	(231120)				
THE PJ MEDEIROS FAMILY				10/25/2005	F		(178344)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20251	03/19/2020	4	DETACH.STRUC				100 100
14337	05/12/2014	3	ALT/RENO	3,000			100 100
13333	05/23/2013	7	SIGN	3,500			100 100
10381	06/29/2010	7	SIGN	7,000	09/23/2010	JB	100 100
10376	06/29/2010	2	ADDITIONS		09/23/2010	JB	100 100

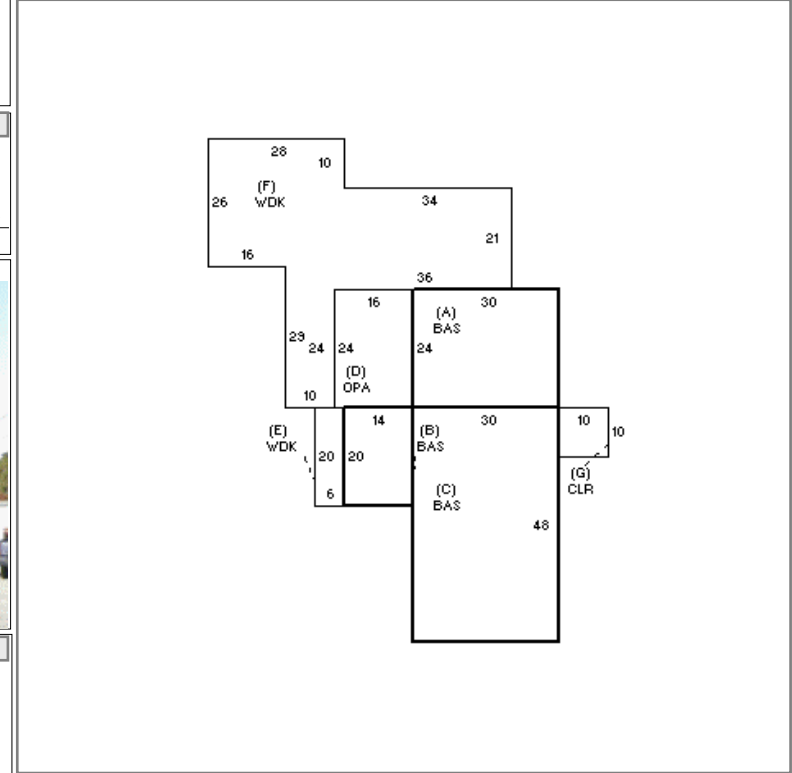
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	26,876	C-5	1.00	100	1.00	100	1.00	75	1.35		483,020

TOTAL	26,877 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	483,000	464,500		
Infl1	AVG		BUILDING	234,400	231,100		
N_Index	AVG		DETACHED	11,000	10,300		
			OTHER	0	0		
			TOTAL	728,400	705,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		738	10.10	3,700
PAV	A	1.00	50 0.50	60X100	6,000	1.20	3,600
SM2	G	1.20	10 0.90	8X10	2006	50.88	3,700



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	RP
MODEL	5		CIM-5	LIST	7/22/2021	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	7/22/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	292,948
NET AREA	2,440	DETAIL ADJ	1.260	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	2,440	1981	95.55	233,136	CONDITION ELEM	CD
\$NLA(RCN)	\$120	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	D	OPA	N	OPEN PORCH	384		17.71	6,801	EXTERIOR	G
				ROOF SHAPE	3	GAMBREL	1.01	+	WDK	N	WOOD DECK	1,862		26.95	50,181	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	G	CLR	N	COOLER	100		28.30	2,830	CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	2003 / 19
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$234,400