

Key: 8627

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.798

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WENZEL HOLDINGS LLC 11 RIP VAN WINKLE WAY BOURNE, MA 02532				39.0-175-0				22 COMMERCE PARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENZEL HOLDINGS LLC				06/21/2019	QS	500,000	(219763)				
THE PJ MEDEIROS FAMILY				10/25/2005	F		(178344)				
MEDEIROS PAUL J					XX		(61866)				

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	%
20253	03/26/2020	13	OTHER	4,000	04/29/2020	RP	100	100
20070	01/21/2020	3	ALT/RENO	50,000	04/29/2020	RP	100	100
19999	10/22/2019	6	FENCE	3,200	04/29/2020	RP	100	100
19796	08/27/2019	3	ALT/RENO	83,000	04/29/2020	RP	100	100
920055	02/11/1992	7	SIGN	638	02/04/1993	JS	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	29,098	C-5	1.00	100	455,500	1.22	A	1.00	55	1.00	372,030

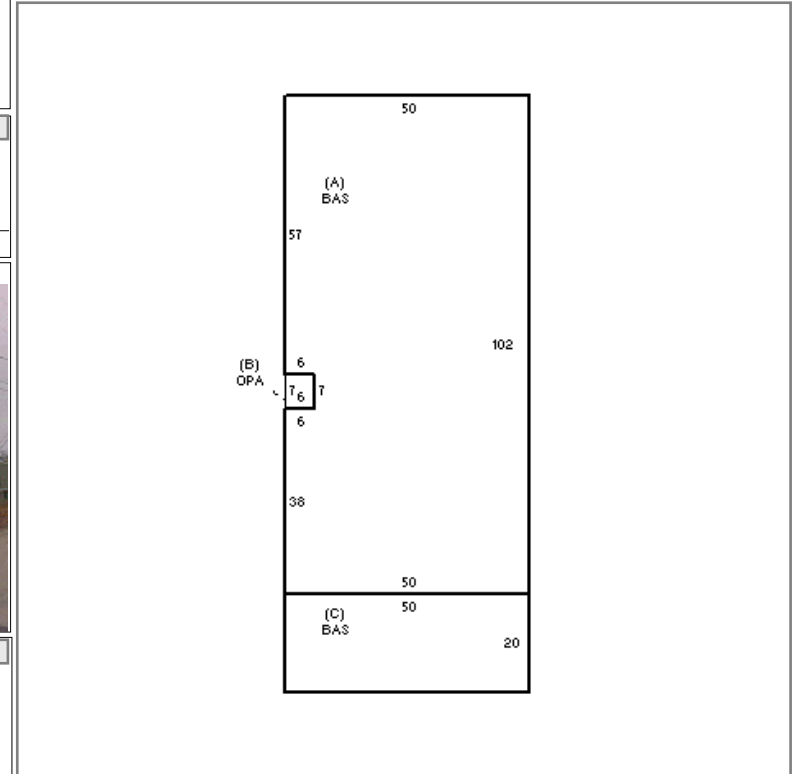
TOTAL	29,098 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	372,000	357,700			
Infl1	AVG		BUILDING	219,800	190,400			
N_Index	AVG		DETACHED	3,400	3,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>595,200</b>	<b>551,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		270	10.10	1,400
SW2	G	1.20	30 0.70	4 X 6	24	26.16	400
PAV	A	1.00	50 0.50		2,700	1.20	1,600

PHOTO 04/07/2008

BUILDING	CD	ADJ	DESC	MEASURE	4/29/2020	RP
MODEL	5		CIM-5	LIST	4/29/2020	EST
STYLE	63	0.83	LIGHT MANUF. [83%]	REVIEW	4/29/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,058	DETAIL ADJ	0.714	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,058	1980	45.24	228,802
\$NLA(RCN)	\$45	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	OPA	N	OPEN PORCH	42		17.71	744
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,000	1980	45.24	45,236
				ROOF COVER	10	METAL	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								



TOTAL RCN	274,782	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2003 / 19	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$219,800	