

Key: 8628

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.799

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
WENZEL REALTY LLC PO BOX 1012 POCASSET, MA 02559		39.0-176-0		24 COMMERCE PARK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WENZEL REALTY LLC		07/30/2012	QS	436,000	(197778)
THE FLATROCK LLC		01/30/2006	QS	375,000	(179139)
COX GILBERT W JR			XX		00788-00098

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	%
16357	05/06/2016	1	NEW CONSTRUC	50,000	04/13/2017	BC	100	100
13205	04/05/2013	7	SIGN		04/13/2017	BC	100	100
12701	10/02/2012	3	ALT/RENO	46,000	04/13/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	29,098	C-5	1.00	100	1.00	100	1.00	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	312,500	300,500		
N_Index	AVG		DETACHED	5,600	5,200		
			OTHER	0	0		
			TOTAL	690,100	663,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	40 0.60		5,000	1.20	3,600
C06	A	1.00	50 0.50		400	10.10	2,000



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2017	BC
MODEL	5		CIM-5	LIST	4/13/2017	BC
STYLE	52	1.15	SERVICE GARAGE [97%]	REVIEW	4/13/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	7,250	DETAIL ADJ	0.963
\$NLA(RCN)	\$55	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	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,653	1980	54.29	252,607
B	BAS	L	BASE AREA	247	1980	54.29	13,409
C	BAS	L	BASE AREA	2,350	2016	54.29	127,579
	HLC	O	HYDR LIFT CAR	1		7,081.00	7,081

TOTAL RCN	400,676	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
CDN/APP		A
EFF.YR/AGE	1999 / 23	
COND	22 22 %	
FUNC	0	
ECON	0	
DEPR	22 % GD	78
RCNLD	\$312,500	

