

Key: 8629

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.800

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WENZEL REALTY LLC 11 RIP VAN WINKLE WAY BOURNE, MA 02532				39.0-177-0				26 COMMERCE PARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENZEL REALTY LLC				04/21/2010	F	100	(191200)				
WENZEL JAMES T TR OF					XX		(109642)				

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	%
17889	10/25/2017	2	ADDITIONS	3,500	10/25/2017		100	100
13205	04/05/2013	7	SIGN				100	100
09131	04/14/2009	2	ADDITIONS	35,000	08/26/2009	JB	100	100
200806	12/27/2000	7	SIGN	2,500	06/12/2001	EB	100	100
200306	05/15/2000	6	FENCE	1,700	12/07/2000	EB	100	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	1.00	100	1.00	455,500	1.22	A	1.00	55	1.00			372,030

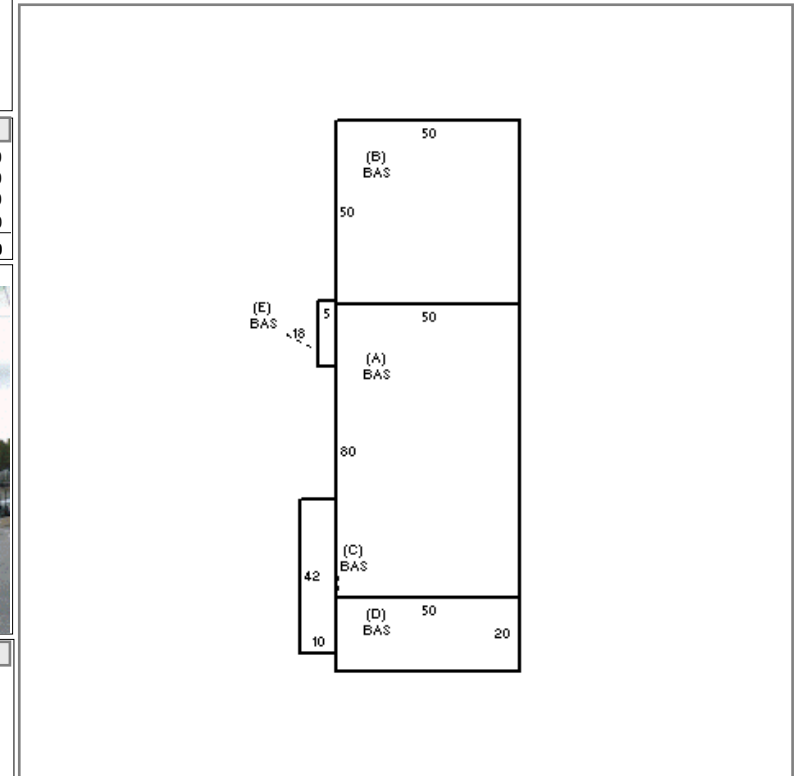
TOTAL	29,098 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	372,000	357,700		
Infl1	AVG		BUILDING	303,700	292,000		
N_Index	AVG		DETACHED	12,200	11,300		
			OTHER	0	0		
			TOTAL	687,900	661,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		15,000	1.20	9,000
C06	A	1.00	50 0.50	2000	250	10.10	1,300
SHF	A	1.00	10 0.90	2017	128	16.42	1,900



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	52	1.13	SERVICE GARAGE [88%]	REVIEW	7/6/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,010	DETAIL ADJ	0.919	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,000	1981	51.23	204,937
\$NLA(RCN)	\$51	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	2,500	2000	51.23	128,086
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	420	2009	51.23	21,518
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	1,000	1981	51.23	51,234
				FLOOR COVER	9	CONCRETE	0.95	E	BAS	L	BASE AREA	90	1981	51.23	4,611
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



BLDG COMMENTS

TOTAL RCN	410,386
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$303,700