

Key: 17749

Town of Bourne - Fiscal Year 2026

12/5/2025 3:35:23PM SEQ #: 12,376

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card		
KOELSCH COMMERCIAL REAL ESTATE		3.0-36-2		114-B STATE RD			3430	100	BUS CONDOS			1		1 of 1		
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
KOELSCH COMMERCIAL REAL ESTATE LLC		KOELSCH COMMERCIAL REAL E		06/13/2022	QS	821,500	35182-244	16295	04/22/2016	13	OTHER	60,738	06/23/2016	RJM	100	100
8 OLD CHURCH ST		WIRSEN GREGORY C & CHRIST		03/05/2009	QS	460,000	23503-350	930473	09/10/1993	3	ALT/RENO	7,000	11/18/1993	JS	100	100
YARMOUTHPORT, MA 02674		VIGEANT RICHARD C & LYNNE		05/15/2002	QS	715,000	15163-324									

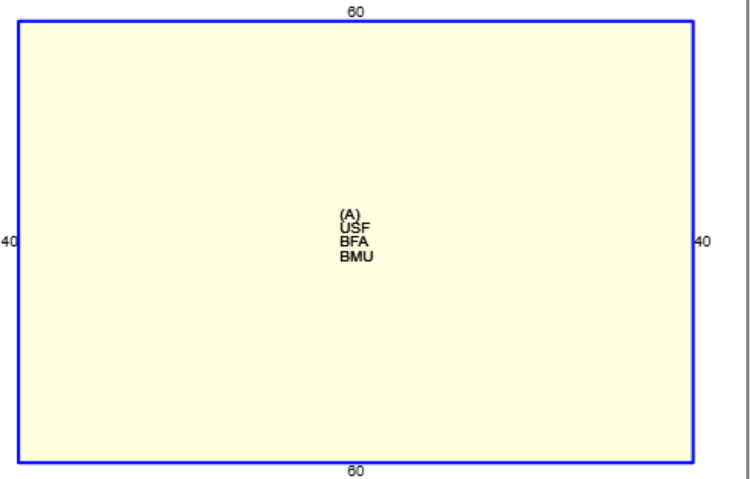
CD	T	ACRES/SF	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	Chpt	CREDIT AMT	ADJ VALUE

TOTAL	36,000 SF
Nbhd	
Infl1	
N_Index	

Photo Date 05/02/2018 BLDG # 1



YrBlt	1981	NET AREA	4,800
COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE	
COMM CONDOS			



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BLDG	ADJ	DESC	LAND		
STYLE	1.80	OFFICE CONDO [100%]	BUILD.	792,400	778,700
QUALITY	1.15	GOOD [100%]	DETACH	0	0
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
			TOTAL	792,400	778,700

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	30	1981	1979 / 45	1.000	1.683	5/2/2018	BC	5/2/2018	BC	7/20/2018	DB	8.0	4,800	1.000	\$191.95	921,348	86	792,400

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	921,348		
ROOMS	0	1.00	COMPLEX	82	114 STATE ROAD	0.85	A	BMU	N	BSMT UNF	2,400		36.39	87,328	CONDITION ELEM	CD		
BEDROOMS	0	1.00	OCCUPANCY	1	YEAR ROUND	1.00	A	BFA	L	BLD FLOOR AREA	2,400	1981	211.73	508,149			EXTERIOR	A
BATHROOMS	0	1.00	FLOOR/LOC	5	MULTI FLOOR	1.00	A	USF	L	UPPER ST FINISH	2,400	1981	104.62	251,086			INTERIOR	A
HALFBATHS	0	1.00	VIEW INFL	22	NO VIEW	1.00		BMF	N	BSMT FIN	1,200		62.32	74,786			CDN/APP	A
FIREPLACES	0	1.00	HT/CL	9	WARM/COOL AIR	1.00												
			WDK/PTA/BALC	2	NOT PRESENT	1.00												
			PARKING	12	LARGE LOT	1.10												
			NET ADJ(%GOOD)			1.00												

EFF.YR/AGE	1979 / 45
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$792,400

LEG
L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G