

Key: 10456

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.692

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CURRENT OWNER		PARCEL ID		LOCATION	
TK&B LLC 53 JONATHAN BOURNE DR POCASSET, MA 02559		48.0-33-2		50 ROUTE 28A	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TK&B LLC		09/09/2016	V	415,000	29921-184
PATTERSON THOMAS TR		03/16/1999	S	120,000	12129-96
CAPE COD BANK AND TRUST C		02/05/1999	L	100,000	12047-178

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
990286	05/27/1999	12	CYCLICAL		06/13/2017	BC	100 100
		9	DECK	7,500	11/29/2000	EB	100 100
930578	11/05/1993	3	ALT/RENO	1,500	03/09/1994	JS	0 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00		310,050
303	A	0.056	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		1,280

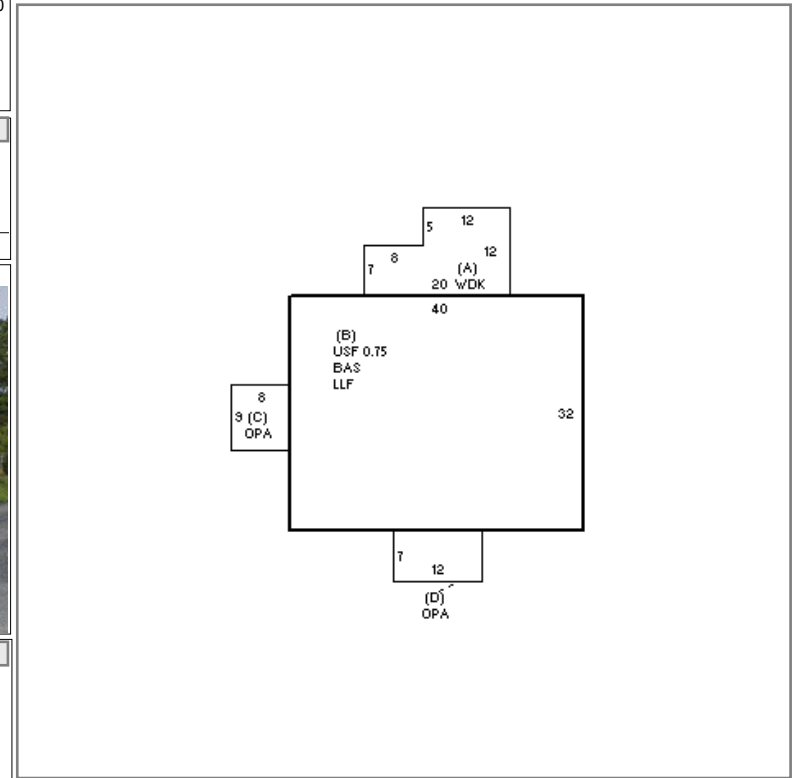
TOTAL	22,433 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND		311,300	299,400	
Infl1	AVG		BUILDING		147,700	147,700	
N_Index	AVG		DETACHED		6,800	5,800	
			OTHER		0	0	
			TOTAL		465,800	452,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	50 0.50		24	21.80	300
PAV	A	1.00	10 0.90		6,000	1.20	6,500



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2023	RP
MODEL	5		CIM-5	LIST	8/30/2023	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	8/30/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	194,371
NET AREA	3,520	DETAIL ADJ	0.997	FOUNDATION	4	FLR & WALL	1.00	A	WDK	N	WOOD DECK	200		25.73	5,145	CONDITION ELEM	CD
\$NLA(RCN)	\$55	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	LLF	L	LOW-LEV FIN	1,280	1987	37.65	48,187	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,280	1987	66.09	84,598	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	960	1987	56.05	53,804	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	+	OPA	N	OPEN PORCH	156		16.90	2,637		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HOT WT/COOL AIR	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



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EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$147,700