

Key: 10476

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.717

LEGALS

LAND

DETAILED

BUILDING

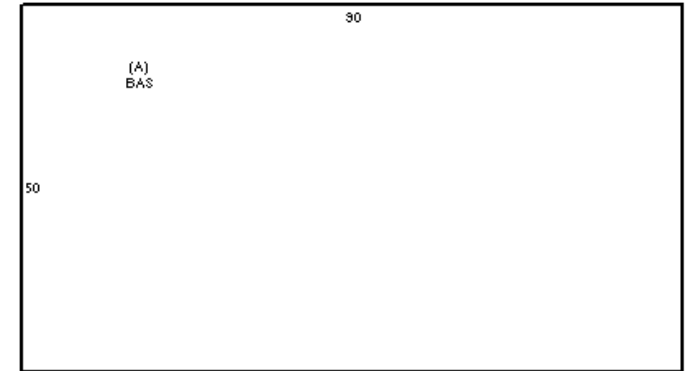
CURRENT OWNER				PARCEL ID				LOCATION			
MEDEIROS LINDA TRS PJM REALTY TRUST PO BOX 1258 POCASSET, MA 02559				48.0-47-3				1138 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEDEIROS LINDA TRS				06/28/2022	F	1	35215-17				
MEDEIROS PAUL J & LINDA T				04/27/2012	S	445,000	26283-89				
HAVEN KENT O TR OF				02/13/2002	QS	385,000	14815-259				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08430	08/12/2008	3	ALT/RENO	62,900	07/06/2009	JB	0	100
07743	12/10/2007	2	ADDITIONS	102,500	10/16/2008	JB	100	100
02083	02/22/2002	3	ALT/RENO	1,300	06/12/2003	MJ	100	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	1.443	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	32,900

TOTAL	1.902 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	343,000	329,700		
Infl1	AVG		BUILDING	267,600	260,500		
N_Index	AVG		DETACHED	4,500	4,100		
			OTHER	125,400	121,900		
			TOTAL	740,500	716,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,500	1.20	3,300
SW2	V	1.30	10 0.90 4X4		16	28.34	400
C06	A	1.00	50 0.50		150	10.10	800



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	8/16/2021	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,500	DETAIL ADJ	0.949	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,500	1987	72.53	326,377
\$NLA(RCN)	\$73	OVERALL	1.015	EXT. COVER	15	CC - BLOCK	0.98								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPINKLERS	100		1.02	HEATING/COOL	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	326,377
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$267,600

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12/18/2023 6:02 pm SEQ #: 10.718

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
MEDEIROS LINDA TRS PJM REALTY TRUST PO BOX 1258 POCASSET, MA 02559						48.0-47-3			1138 ROUTE 28A			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

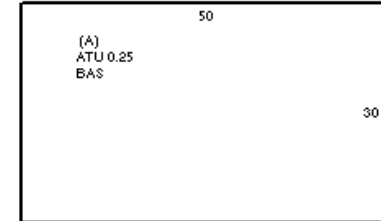
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	125,400	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	8/16/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	1,500	DETAIL ADJ	1.037
\$NLA(RCN)	\$97	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,500	2008	92.21	138,311
EXT. COVER	1	WOOD SHINGLE	1.00	A	ATU	N	ATTIC UNF	375		19.90	7,463
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	6	OTHER	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	15	SUSPENDED	0.95								
FUEL SOURCE	2	GAS	1.00								
NAF	0		1.00								

TOTAL RCN	145,774
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$125,400