

Key: 10865

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.145

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BELL ATLANTIC/NEW ENGLAND TELE C/O DUFF AND PHELPS PO BOX 2749 ADDISON, TX 75001				51.2-45-0				55 DEPOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELL ATLANTIC/NEW ENGLAND					XX		00570-0317				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4300	100	TELEPHONE EXCHG STAT			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02253	05/01/2002	3	ALT/RENO	89,500	07/30/2003	MJ	100	100
01276	05/17/2001	7	SIGN	500	07/30/2003	MJ	100	100
980275	06/01/1998	3	ALT/RENO	90,000	02/11/1999	JS	0	100
970648	12/26/1997	7	SIGN	300	04/21/1998	JS	0	100
960607	12/13/1996	3	ALT/RENO		10/01/1997	PAM	0	100

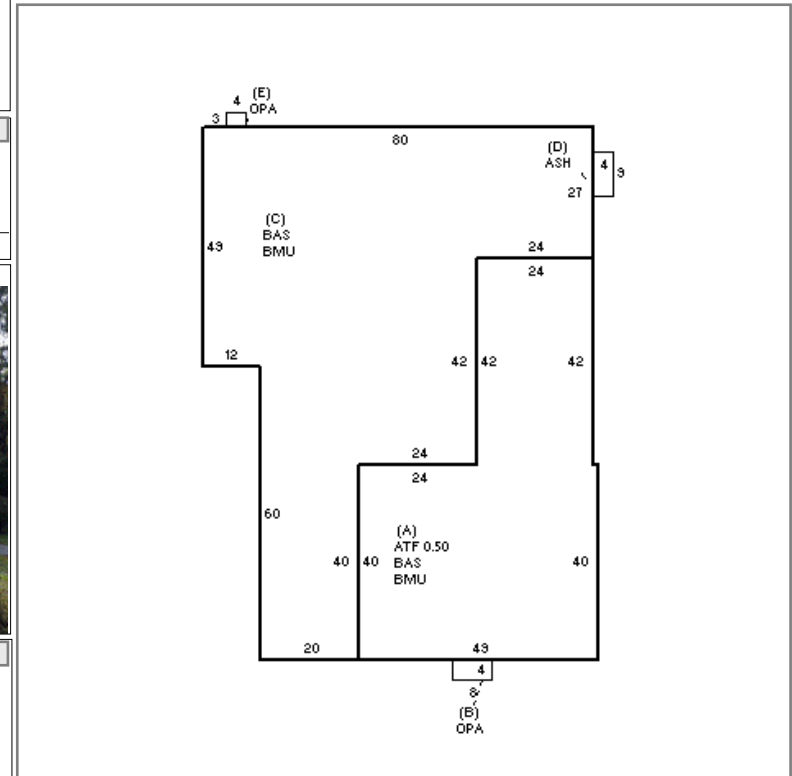
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	30,012	C-6	1.00	100	1.00	100	1.00	455,500	1.20	A	1.00	55	1.00		377,760

TOTAL	30,013 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	377,800	363,200		
Infl1	AVG		BUILDING	846,200	813,600		
N_Index	AVG		DETACHED	7,400	6,800		
			OTHER	0	0		
		TOTAL		1,231,400	1,183,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		11,036	1.20	6,600
SM2	A	1.00	10 0.90		20	42.40	800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2020	RP
MODEL	5		CIM-5	LIST	9/30/2020	EST
STYLE	29	1.45	TELEPHONE BLDG. [100%]	REVIEW	9/30/2020	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	9,524	DETAIL ADJ	1.627
\$NLA(RCN)	\$139	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	5	SLATE	1.02
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	2,968		18.40	54,611
+	BAS	L	BASE AREA	8,040	1900	133.95	1,076,957
A	ATF	L	ATTIC	1,484	1900	64.30	95,415
+	OPA	N	OPEN PORCH	44		24.16	1,063
C	BMU	N	BSMT UNF	5,072		18.40	93,325
D	ASH	N	ATT SHED	36		22.31	803

TOTAL RCN	1,322,174	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
CDN/APP		A
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$846,200	