

Key: 11232

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.534

LEGAL

LAND

DETACHED

BUILDING

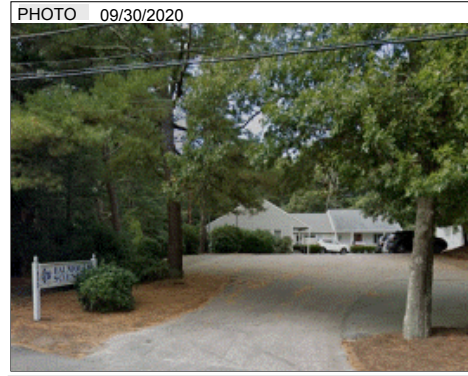
CURRENT OWNER				PARCEL ID				LOCATION			
MOLLY CORPORATION 107 N WASHINGTON ST BOSTON, MA 02124				54.0-45-2				1400 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOLLY CORPORATION				02/23/2021	N	375,000	33820-96				
ABBE FRED A TRUSTEE OF				05/17/2004	QS	580,000	18601-128				
DALTON WILLIAM L					XX		03292-0193				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4040	100	RESEARCH/DEV FACILIT				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-299	08/30/2021	3	ALT/RENO	40,000			100	100

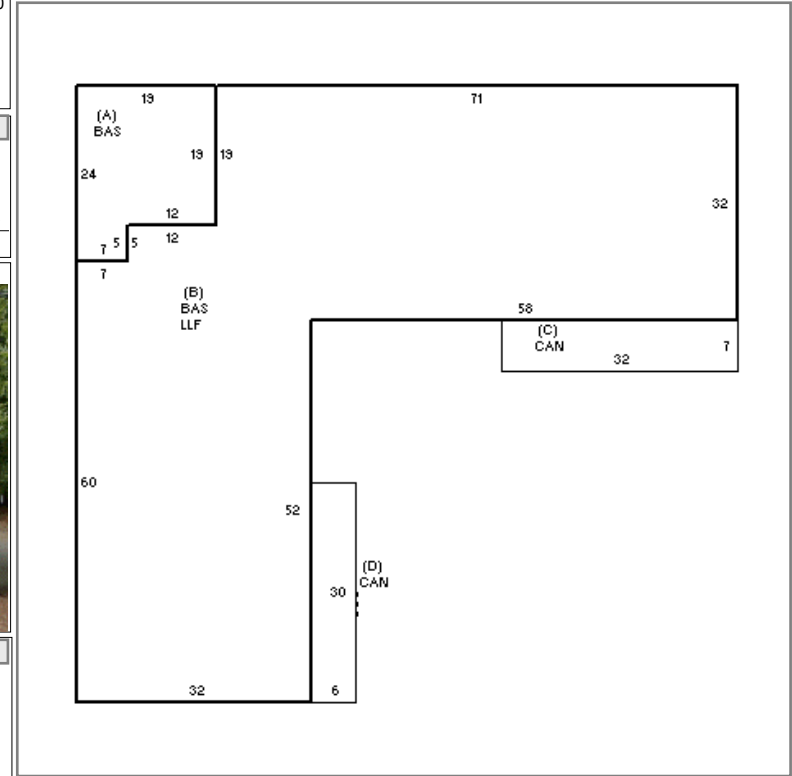
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
303	A	0.465	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	10,600

TOTAL	40,249 SF	ZONING	POCASS/CATAUMET	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	320,700	308,300			
Infl1	AVG		BUILDING	398,000	387,100			
N_Index	AVG		DETACHED	12,300	11,300			
			OTHER	0	0			
			TOTAL	731,000	706,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		19,000	1.20	11,400
SW2	E	1.90	30 0.70	3 X 10	30	41.42	900



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2020	RP
MODEL	5		CIM-5	LIST	9/30/2020	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	5/16/2022	TL
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,692	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	4,544	1981	67.65	307,389
\$NLA(RCN)	\$55	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	LLF	L	LOW-LEV FIN	4,148	1981	38.53	159,830
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	224		16.25	3,640
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	CAN	N	CANOPY	180		16.25	2,925
				FLOOR COVER	1	HARDWOOD	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	473,784
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
CDN/APP	G
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$398,000