

Key: 14468

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.673

LEGALS AND

CURRENT OWNER						PARCEL ID				LOCATION					
107 WATERHOUSE ROAD LLC 33 BREWSTER ST CAMBRIDGE, MA 02138						27.0-171-0				107 WATERHOUSE RD					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)			
107 WATERHOUSE ROAD LLC						07/11/2006		Q		3,500,000		(180569)			
FLETCHER DOUGLAS J TR						05/21/1999		X				(153237)			
CONVENTION DATA SERVICES						04/23/1999		G		255,000		(152810)			
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-5	1.00	100	1.00	100	1.00	546,600	1.48	A	1.00	65	1.20	372,050
203	A	1,000	C-5	1.00	100	1.00	100	1.00	191,400	1.00	A	1.00	65	1.20	191,400
303	A	2,540	C-5	1.00	100	1.00	100	1.00	27,360	1.00	A	1.00	65	1.20	69,490

LEGALS AND

TOTAL	3.999 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS			
Nbhd	BOURNE	N O T E	VALUE DECREASE=TIF decrease ends for fy2016 billing					LAND	632,900	608,600
Inf1	AVG		LAND BUILDING	1,914,000	1,862,500					
N_Index	AVG		DETACHED	35,200	14,500					
			OTHER	0	0					
			TOTAL	2,582,100	2,485,600					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		10,000	1.20	8,400
LH1	A	1.00	30 0.70	1999	3	845.50	1,800
LH2	A	1.00	30 0.70	1999	2	1,328.60	1,900
SHF	A	1.00	10 0.90	2018	160	15.95	2,300
SM1	G	1.20	10 0.90	2018	36	36.36	1,200
OSH	A	1.00	10 0.90	2023	2,880	7.55	19,600



BUILDING

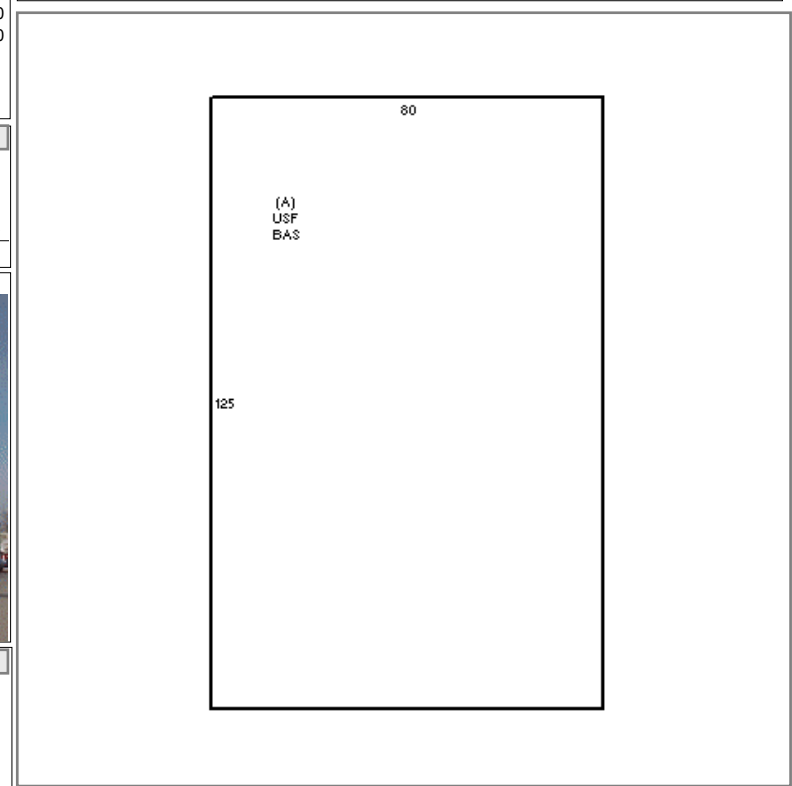
BUILDING	CD	ADJ	DESC	MEASURE	2/26/2019	RP
MODEL	5		CIM-5	LIST	2/26/2019	EST
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW		
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	20,000	DETAIL ADJ	1.486	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,000	1999	118.35	1,183,537
\$NLA(RCN)	\$111	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	10,000	1999	100.36	1,003,639
				ROOF SHAPE	4	FLAT/SHED	0.98		ELP	O	PASSGR. ELEV.	1		38,425.90	38,426
				ROOF COVER	11	MEMBRANE	1.02								
				FLOOR COVER	3	W/W CARPET	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								

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
3400	100	GEN OFFICE BLDGS	6	1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-108	04/05/2022	4	DETACH.STRUC	164,652	06/27/2023	TL	100	100
18412	05/17/2018	4	DETACH.STRUC	4,500	02/26/2019	RP	0	100
18357	05/03/2018	7	SIGN	5,000	02/26/2019	RP	0	100
18291	04/18/2018	3	ALT/RENO	112,000	02/26/2019	RP	0	100
18210	03/26/2018	3	ALT/RENO	131,800	02/26/2019	RP	0	100



TOTAL RCN	2,225,602
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,914,000