

Key: 14471

### Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.675

LEGAL LAND

CURRENT OWNER								PARCEL ID				LOCATION			
79 BARLOWS LANDING ROAD LLC 163 ADAMS STREET BRAintree, MA 02184								39.0-259-0				79 BARLOWS LANDING RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
79 BARLOWS LANDING ROAD L WIGGIN DANIEL S TR								12/27/2012	G	1,765,000	26988-205 11365-22				

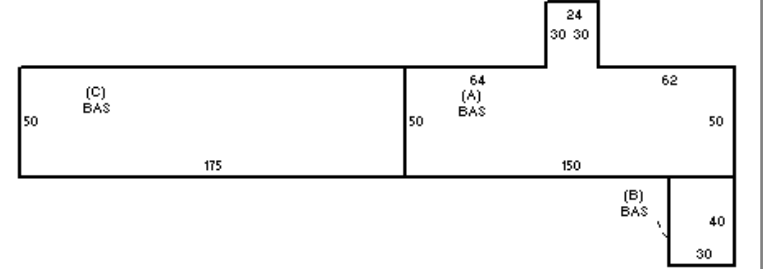
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	BLDGS FOR MANUF OPS			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-225	12/20/2022	2	ADDITIONS	118,000	06/05/2023	TL	0	0
H577	06/17/2020	1	NEW CONSTRUC				100	100
19215	03/26/2019	1	NEW CONSTRUC	795,000	07/28/2021	RP	100	100
SS20-01	12/31/2018	11	SPLITS/SUBS				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-5	1.00	100	1.00	100	1.00	546,600	1.48	A	1.00	65	1.20	372,050
203	A	1,370	C-5	1.00	100	1.00	100	1.00	191,400	1.00	A	1.00	65	1.20	262,220
303	A	3,741	C-5	1.00	100	1.00	100	1.00	27,360	1.00	A	1.00	65	1.20	102,350

TOTAL	5.570 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N	9/19; Property was not on open mkt; purchased privately.		LAND	736,600	708,300
Infl1	AVG	O	Per plan book 677 -71 dated 4/3/2008 , map 39 pcl 258		BUILDING	756,200	652,700
N_Index	AVG	T	(now omitted) was combined into this subj prop map 39		DETACHED	7,400	6,800
		E	parcel 259. 3 sec lots along frontage. 20,000 x 3= 60,000		OTHER	0	0
			sf 3/4/20 RP		TOTAL	1,500,200	1,367,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		11,440	1.20	6,900
SW1	E	1.90	10 0.90		16	34.77	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2021	RP
MODEL	5		CIM-5	LIST	3/3/2020	RP
STYLE	63	0.81	LIGHT MANUF. [93%]	REVIEW	6/5/2023	TL
QUALITY	+	1.07	AVERAGE + [52%]			
FRAME	4	0.98	METAL [93%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	779,575
NET AREA	18,170	DETAIL ADJ	0.737	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	8,220	1998	41.63	342,194	CONDITION ELEM	CD
\$NLA(RCN)	\$43	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	1,200	1998	41.63	49,955	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	8,750	2019	41.63	364,258	INTERIOR	G
				ROOF COVER	10	METAL	1.00		GIR	O	GIRDER (L.F.)	320		72.40	23,168	CDN/APP	G
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

EFF.YR/AGE	2019 / 3
COND	3 3 %
FUNC	0 uc
ECON	0
DEPR	3 % GD 97
RCNLD	\$756,200