

Key: 14830

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.733

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
PRESCOLL LLC 118 WATERHOUSE RD UNIT G BOURNE, MA 02532						27.0-150-7			118 WATERHOUSE RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
PRESCOLL LLC						11/02/2022	QS	278,000	35462-25			
SWANN MARCUS						12/01/2020	QS	180,000	33530-186			
COUGHLAN JAMES G & THOMAS						04/22/2005	QS	285,000	19749-155			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3430	100	BUS CONDOS				1	1 of 1
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

TOTAL	40,729 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE			LAND	0	0
Infl1			BUILDING	220,300	180,300		
N_Index			DETACHED	0	0		
			OTHER	0	0		
					TOTAL	220,300	180,300

DETACHED

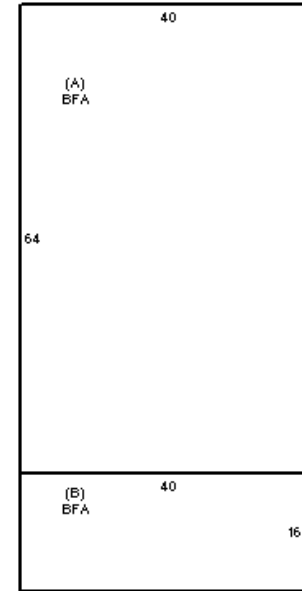
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2021	RP
MODEL	30		COMM CONDOS	LIST	4/18/2021	EST
STYLE	10	1.76	OFFICE CONDO [80%]	REVIEW	3/21/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	3,200	DETAIL ADJ	1.000
\$NLA(RCN)	\$77	OVERALL	0.739

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	39	WATERHOUSE COND	0.42	A	BFA	L	BLD FLOOR AREA	2,560	1987	77.37	198,067
OCCUPANCY	1	YEAR ROUND	1.00	B	BFA	L	BLD FLOOR AREA	640	1987	77.37	49,517
FLOOR/LOC	1	FIRST FLOOR	1.00								
VIEW INFL	5	AVERAGE	1.00								
HT/CL	1	FORCED AIR	1.00								
WDK/PTA/BALC	2	NOT PRESENT	1.00								
PARKING	1	OUTDOOR 1 SPACE	1.00								
NET ADJ(%GOOD)	100	100 %RG	1.00								

TOTAL RCN	247,584
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1987 / 35
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$220,300