

Key: 14831

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.734

LEGAL

| CURRENT OWNER                                  |  |  |            |   |         | PARCEL ID                 |  |  | LOCATION          |    |            |              |  |
|--|--|--|------------|---|---------|---------------------------|--|--|-------------------|----|------------|--------------|--|
| TCTL LLC<br>518 COTUIT RD<br>MASHPEE, MA 02649 |  |  |            |   |         | 27.0-150-8                |  |  | 118 WATERHOUSE RD |    |            |              |  |
|  |  |  |            |   |         | TRANSFER HISTORY          |  |  | DOS               | T  | SALE PRICE | BK-PG (Cert) |  |
|  |  |  |            |   |         | TCTL LLC                  |  |  | 05/31/2022        | QS | 145,000    | 35157-134    |  |
|  |  |  |            |   |         | COUGHLAN JAMES G & THOMAS |  |  | 02/27/2014        | S  | 125,000    | 28005-233    |  |
| ROCKLAND TRUST COMPANY                         |  |  | 08/22/2013 | L | 129,000 | 27637-328                 |  |  |                   |    |            |              |  |


| 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        | 0       |          |
| Infl1   |           |        | BUILDING | 156,300 | 150,300  |         |          |
| N_Index |           |        | DETACHED | 0       | 0        |         |          |
|         |           |        | OTHER    | 0       | 0        |         |          |
|         |           |        | TOTAL    | 156,300 | 150,300  |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 10/17/2007 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |

| BUILDING | CD | ADJ  | DESC                | MEASURE | 4/18/2021 | RP  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 30 |      | COMM CONDOS         | LIST    | 4/18/2021 | EST |
| STYLE    | 10 | 1.80 | OFFICE CONDO [100%] | REVIEW  | 4/18/2021 | RP  |
| QUALITY  | A  | 0.99 | AVERAGE [96%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
|               |

BUILDING

| YEAR BLT   | 1987 <th>SIZE ADJ</th> <td>1.000 </td>   | SIZE ADJ   | 1.000 |
|------------|--|------------|-------|
| NET AREA   | 3,320 <th>DETAIL ADJ</th> <td>1.000</td> | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$53                                     | OVERALL    | 0.491 |
| CAPACITY   |  | UNITS      | ADJ   |
| ROOMS      | 0  | 1.00       |       |
| BEDROOMS   | 0  | 1.00       |       |
| BATHROOMS  | 0  | 1.00       |       |
| HALFBATHS  | 1  | 1.00       |       |
| FIREPLACES | 0  | 1.00       |       |

| ELEMENT        | CD  | DESCRIPTION     | ADJ  |
|----------------|-----|-----------------|------|
| COMPLEX        | 39  | WATERHOUSE COND | 0.42 |
| OCCUPANCY      | 1   | YEAR ROUND      | 1.00 |
| FLOOR/LOC      | 4   | BASEMENT        | 0.65 |
| VIEW INFL      | 5   | AVERAGE         | 1.00 |
| HT/CL          | 7   | FLOOR/WALL UNIT | 1.00 |
| WDK/PTA/BALC   |     |                 | 1.00 |
| PARKING        | 1   | OUTDOOR 1 SPACE | 1.00 |
| NET ADJ(%GOOD) | 100 | 100 %RG         | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNF        | 960   |      | 8.48      | 8,144   |
| A | BFA | L | BLD FLOOR AREA  | 3,200 | 1987 | 50.82     | 162,610 |
| B | LLF | L | LOWER LEV FINIS | 120   | 1987 | 40.64     | 4,877   |

| TOTAL RCN      | 175,632    |
|----------------|------------|
| 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          | \$156,300  |

