

Key: 16423

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.111

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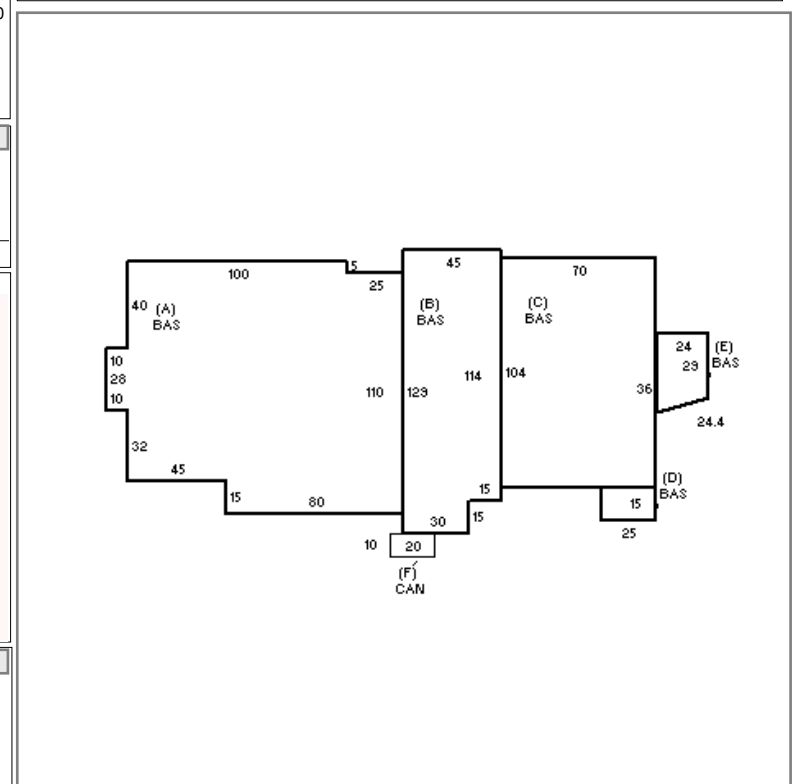
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CURRENT OWNER				PARCEL ID				LOCATION							
FLETCHER JOHN P TRS BOURNE TECHNOLOGY PARK REALTY TRUST 46 STRATFORD RIDGE MASPHEE, MA 02649				27.0-184-0				7 TECHNOLOGY PARK DR							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
FLETCHER JOHN P TRS BOURN				10/06/2009	F	1 (161440)									
ANTHONY WILLIAM S TR				05/10/2001	G	1,112,000 (161440)									
FALMOUTH HOSPITAL				12/27/1999	QS	735,000 (156051)									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	546,600	1.04	CVB	1.00	65	1.20	523,360
303	A	3,632	C-5	1.00	100	1.00	100	1.00	27,360	1.00	A	1.00	65	1.20	99,370

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3400	100	GEN OFFICE BLDGS				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19593	07/08/2019	7	SIGN	10,000			0 0
19391	05/07/2019	14	SOLAR	245,000			0 0
SS19-10	06/04/2018	11	SPLITS/SUBS		06/04/2018	BC	100 100
17962	11/27/2017	7	SIGN	12,000			0 100
17197	06/23/2017	1	NEW CONSTRUC	5,484,331	07/24/2017	BC	5 100

TOTAL	4.550 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N	OUT OF MAP 27.0 PARCEL 87		LAND	622,700	598,700
Infl1	AVG	O	Permit 17-2007 approved 5/28/17 to construct 9966 sf		BUILDING	2,243,500	2,116,700
N_Index	AVG	T	Office Building. 03/2017; incomplete bldg & improvmts		DETACHED	45,800	42,100
		E	demo'd for new constructn .. Maintained as Class Code		OTHER	0	0
			3420 as new constructn appears underway for FY18		TOTAL	2,912,000	2,757,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2017	40,000	1.20	43,200
SM2	E	1.90	10 0.90	2018	36	80.56	2,600



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	RP
MODEL	5		CIM-5	LIST	5/7/2019	RP
STYLE	20	1.02	OFFICE BUILDING [70%]	REVIEW	5/7/2019	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

BLDG COMMENTS

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YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,361,626		
NET AREA	27,861	DETAIL ADJ	1.075	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	13,855	2017	84.62	1,172,445	CONDITION ELEM	CD		
\$NLA(RCN)	\$85	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	5,580	2017	84.62	472,193	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	8,426	2017	84.62	713,029	INTERIOR	A		
				ROOF COVER	10	METAL	1.00	F	CAN	N	CANOPY	200		19.79	3,959	CDN/APP	A		
				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												
																		EFF.YR/AGE	2017 / 5
																		COND	5 5 %
																		FUNC	0
																		ECON	0
																		DEPR	5 % GD 95
																		RCNLD	\$2,243,500