

Key: 16425

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.112

LEGALLAND

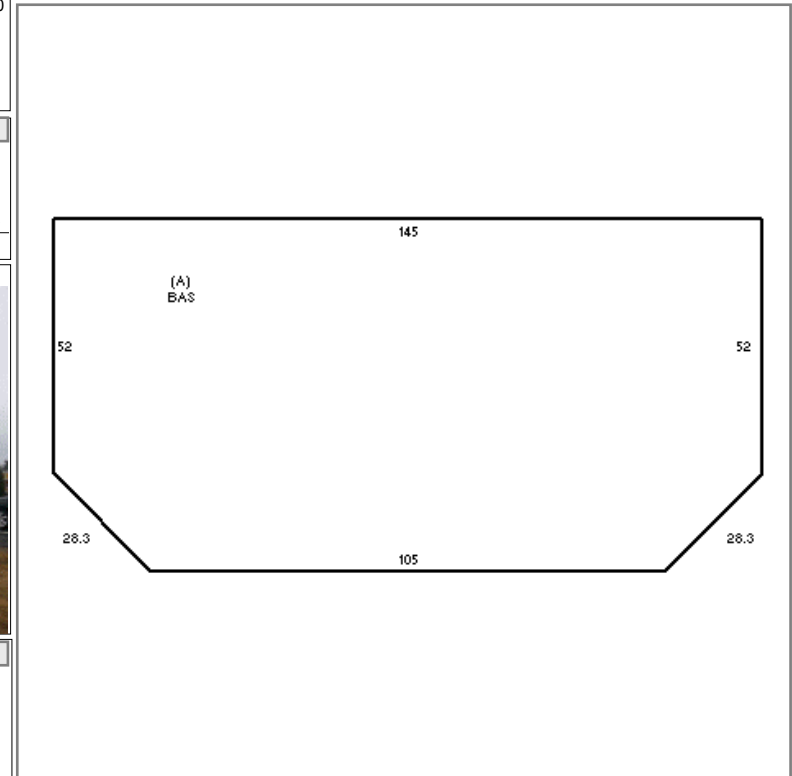
CURRENT OWNER				PARCEL ID				LOCATION			
FLETCHER JOHN P TRS BOURNE TECHNOLOGY PARK REALTY TRUST C/O MERCANTILE PROP MGMT PO BOX 790 BUZZARDS BAY, MA 02532				27.0-186-0				2 TECHNOLOGY PARK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLETCHER JOHN P TRS BOURN				10/06/2009	F	1	(161440)				
ANTHONY WILLIAM S TR				05/10/2001	G	1,112,000	(161440)				
FALMOUTH HOSPITAL				12/27/1999	QS	735,000	(156051)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MEDICAL OFFICE BLDG			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09451	09/22/2009	7	SIGN		08/26/2010	JB	0	100
05019	01/01/2005	1	NEW CONSTRUC	925,000	01/20/2006	MJ	100	100

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
203	A	0.849	C-5	1.00	100	1.00	100	1.00	191,400	1.00	A	1.00	65	1.20	162,500

TOTAL	1.767 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	OUT OF MAP 27.0 PARCEL 87		LAND	685,900	659,500
Infl1	AVG		BUILDING	1,012,800	1,031,900		
N_Index	AVG		DETACHED	15,400	19,900		
			OTHER	0	0		
TOTAL					1,714,100	1,711,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50	2006	20,000	1.20	12,000
LH1	A	1.00	50 0.50	2006	4	845.50	1,700
SW2	A	1.00	50 0.50 4 X 6	2006	24	21.80	300
SW2	A	1.00	50 0.50 16 X 8	2009	128	21.80	1,400



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2023	RP
MODEL	5		CIM-5	LIST	8/30/2023	EST
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	8/30/2023	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,205,729
NET AREA	10,040	DETAIL ADJ	1.444	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,040	2006	120.09	1,205,729		
\$NLA(RCN)	\$120	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05										
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES	1	ADJ	1.00	ROOF COVER	11	MEMBRANE	1.02										
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00										
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00										
% SPINKLERS	100		1.02	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,012,800