

Key: 1663

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.662

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COMMONWEALTH OF MASSACHUSETTS DIV OF FISHERIES & WILDLIFE 195 BOURNE DALE RD BOURNE, MA 02532				9.0-21-0				195 BOURNE DALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COMMONWEALTH OF MASSACHUSETTS					XX		00886-00128				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9110	100	DIV OF FISH/WILD/DFW			6	1	1 of 3	
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			
100	S	80,000	3	1.00	100	1.00	100	1.00	188,560	0.64	A	1.00	R03	0.80	223,330
300	A	1,253	3	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R03	0.80	16,340

TOTAL	3.090 Acres	ZONING	2	FRNT	842	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE		LAND	239,700	212,100		
Infl1	AVG			BUILDING	114,000	109,600		
N_Index	AVG			DETACHED	28,400	26,500		
				OTHER	244,000	208,500		
				TOTAL	626,100	556,700		

DETACHED

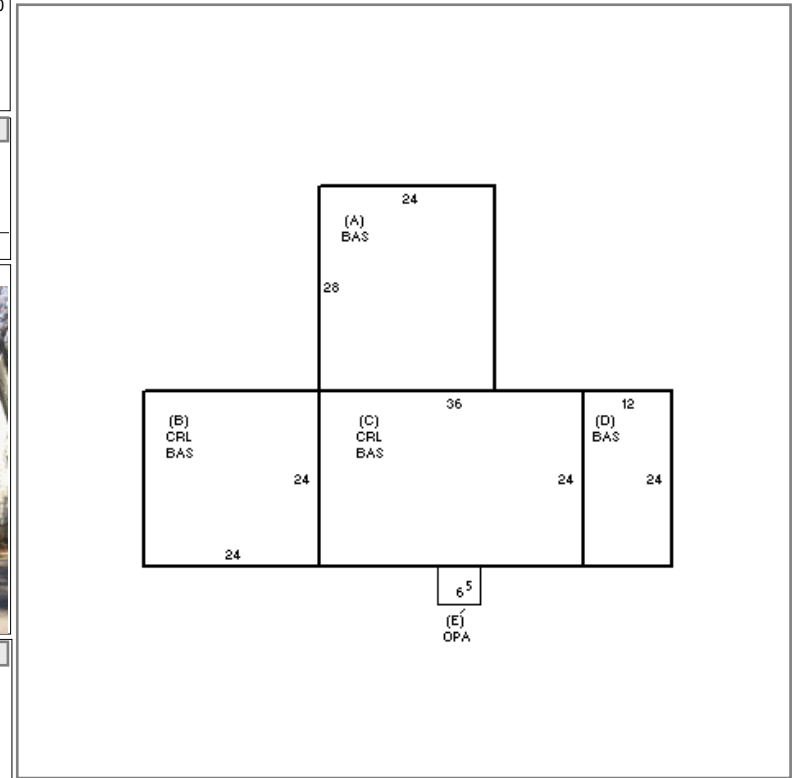
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	20 0.80		15,000	1.20	14,400
C06	A	1.00	20 0.80		1,500	10.10	12,100
SHC	A	1.00	20 0.80	9 X 11	1999	99	1,600
SW1	A	1.00	20 0.80	3 X 6	1999	18	300



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/14/2016	BC
MODEL	5		CIM-5	LIST	11/14/2016	BC
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	11/14/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	1.026
\$NLA(RCN)	\$74	OVERALL	1.000

CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,400	1954	71.05	170,521
EXT. COVER	1	WOOD SHINGLE	1.00	+	CRL	N	CRAWL	1,440		4.90	7,056
ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	30		16.10	483
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	5	VINYL	1.00								
INT. FINISH	3	WOOD PANEL	1.05								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
NAF	0		1.00								

TOTAL RCN	178,060
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$114,000

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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9110	100	DIV OF FISH/WILD/DFW				6	2	2 of 3	
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
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	82,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/14/2016



73

(A)
BAS
40

BUILDING	CD	ADJ	DESC	MEASURE	11/14/2016	BC
MODEL	5		CIM-5	LIST	11/14/2016	BC
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	11/14/2016	BC
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,920	DETAIL ADJ	0.785	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,920	1975	41.33	120,684
\$NLA(RCN)	\$41	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES			1	1.00	ROOF COVER	10	METAL	1.00							
% HEATED			0	.95	FLOOR COVER	9	CONCRETE	0.95							
% AIR COND			0	1.00	INT. FINISH	5	OTHER	1.00							
% SPINKLERS			0	1.00	HEATING/COOL	13	NONE	0.95							
					FUEL SOURCE	8	NONE	1.00							
					NAF	0		1.00							

TOTAL RCN	120,684	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1981 / 41	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD 68	
RCNLD	\$82,100	

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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

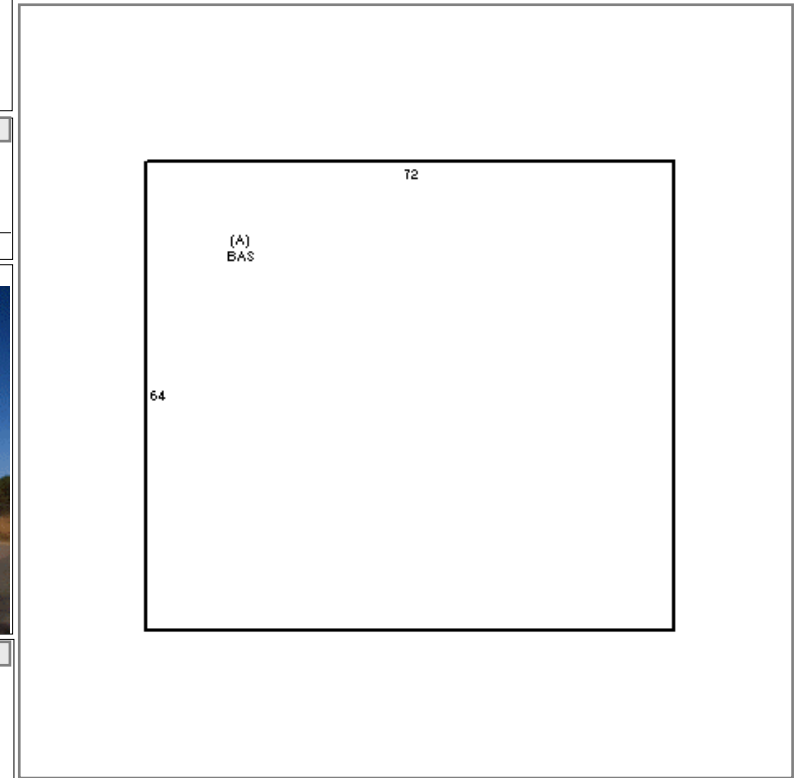
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD
9110	100	DIV OF FISH/WILD/DFW				6	3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	161,900	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/14/2016	BC
MODEL	5		CIM-5	LIST	11/14/2016	BC
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	11/14/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	4,608	DETAIL ADJ	0.860
\$NLA(RCN)	\$52	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	18	CORR STEEL	1.03
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,608	1975	51.65	238,020

TOTAL RCN	238,020
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$161,900