

Key: 1711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.715

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HERRING RUN MOTEL LLC 825 SCENIC HIGHWAY BUZZARDS BAY, MA 02532				10.0-40-0				825 SCENIC HIGHWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HERRING RUN MOTEL LLC				04/27/2021	QS	775,000	34051-94				
HERRING RUN CORPORATION					XX		5089-194				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3010	100	MOTELS			1	1 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-223	06/21/2021	3	ALT/RENO	72,000			100 100
17269	04/19/2017	3	ALT/RENO	2,700			100 100
990605	09/30/1999	3	ALT/RENO	500	12/15/2000	EB	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-3	1.00	10	0.90	100	1.00	409,950	1.04	A	1.00	55	1.00	392,520
203	A	0.500	C-3	1.00	10	0.90	100	1.00	143,550	1.00	A	1.00	55	1.00	71,780
303	A	1.562	C-3	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	35,610

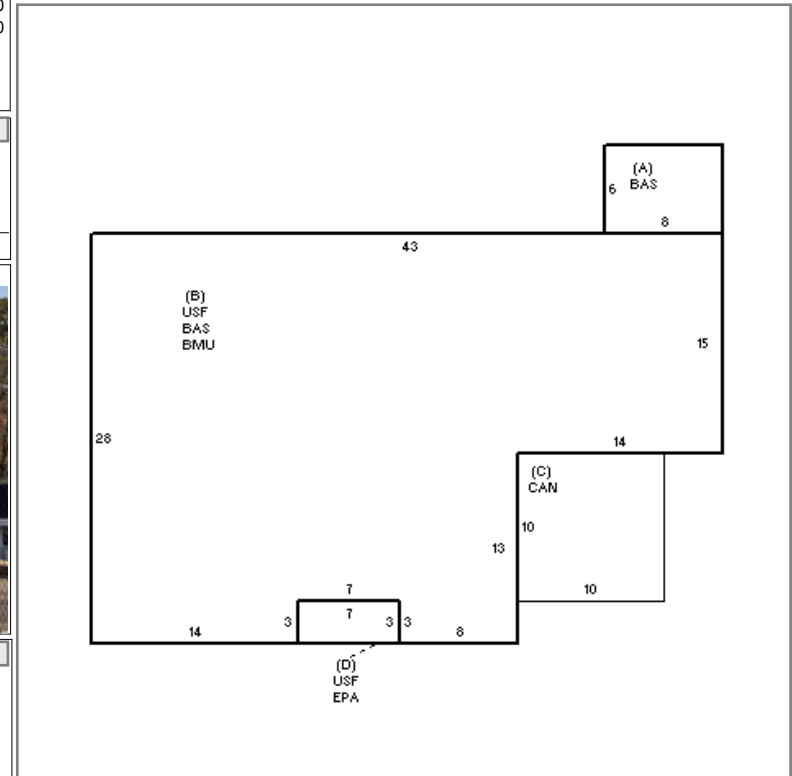
TOTAL	2.980 Acres	ZONING	FRNT	442	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE DALE	N O T E Land borders Foundry Pond and has herring run extending along perimeter of property.	LAND	499,900	480,700		
Infl1	10 % BAD		BUILDING	108,400	99,100		
N_Index	AVG		DETACHED	22,500	20,800		
			OTHER	150,300	137,400		
			TOTAL	781,100	738,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		253	15.23	1,900
SP2	A	1.00	50 0.50	6 X 8	48	108.70	2,600
PAV	A	1.00	50 0.50		30,000	1.20	18,000



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	5/6/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	169,369
NET AREA	2,071	DETAIL ADJ	0.997	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,049	1900	72.10	75,628	CONDITION ELEM	CD
\$NLA(RCN)	\$82	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNF	1,001		18.40	18,418	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,022	1900	61.14	62,482	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CAN	N	CANOPY	100		13.00	1,300	CDN/APP	A
				FLOOR COVER	3	WW CARPET	1.00	D	EPA	N	ENCL PORCH	21		30.81	647		
				INT. FINISH	1	PLASTER	1.04		F21	O	FPL 2S 1OP	2		5,447.00	10,894		
				HEATING/COOL	4	STEAM	1.01										
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										



EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$108,400

Key: 1711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.716

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HERRING RUN MOTEL LLC				10.0-40-0				825 SCENIC HIGHWAY			
825 SCENIC HIGHWAY				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
BUZZARDS BAY, MA 02532											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

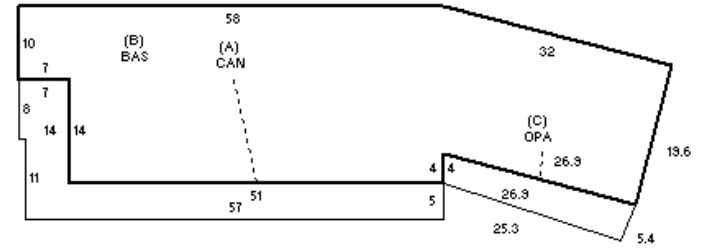
LAND

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	53,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	5/6/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,869	DETAIL ADJ	0.931
\$NLA(RCN)	\$73	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CAN	N	CANOPY	377		13.00	4,901
B	BAS	L	BASE AREA	1,869	1960	69.59	130,068
C	OPA	N	OPEN PORCH	120		16.10	1,932

TOTAL RCN	136,901
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	25 seasonal
DEPR	61 % GD 39
RCNLD	\$53,400

Key: 1711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.717

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
HERRING RUN MOTEL LLC 825 SCENIC HIGHWAY BUZZARDS BAY, MA 02532						10.0-40-0				825 SCENIC HIGHWAY			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					3	3 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


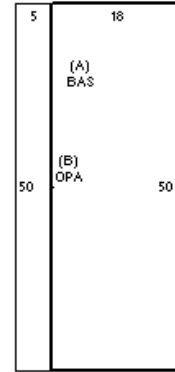
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	34,700	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/06/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	5/6/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	900	DETAIL ADJ	0.931	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	900	1960	94.38	84,942
\$NLA(RCN)	\$99	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	250		16.10	4,025
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	88,967	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36 36 %	
FUNC	0	
ECON	25 seasonal	
DEPR	61 % GD	39
RCNLD	\$34,700	

Key: 1711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.718

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
HERRING RUN MOTEL LLC 825 SCENIC HIGHWAY BUZZARDS BAY, MA 02532						10.0-40-0			825 SCENIC HIGHWAY			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					4	4 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

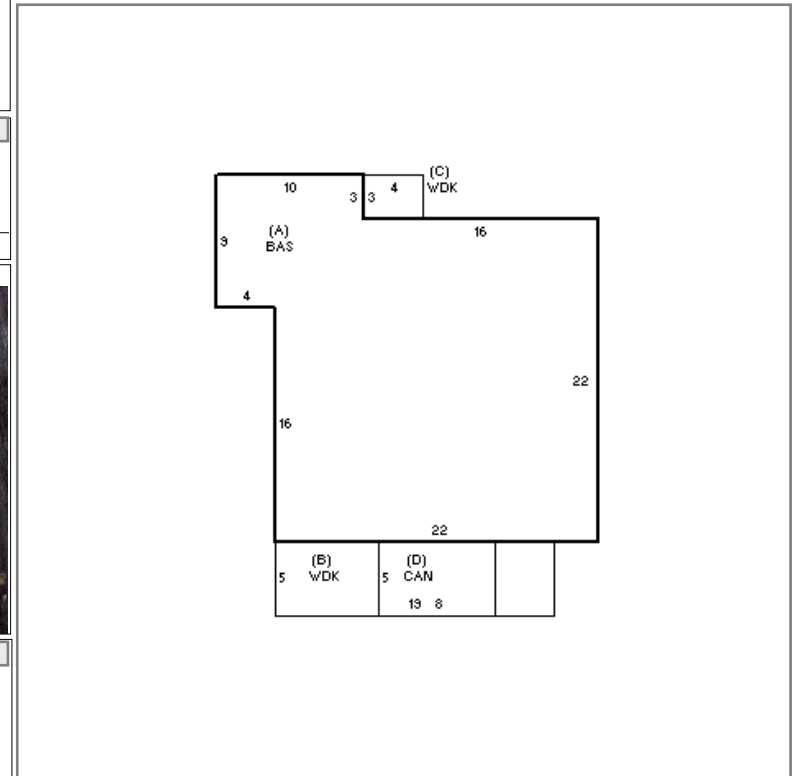
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	14,000	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	5/6/2021	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	51,755		
NET AREA	538	DETAIL ADJ	0.940	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	538	1935	90.94	48,928	CONDITION ELEM	CD		
\$NLA(RCN)	\$96	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	107		22.05	2,359	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	D	CAN	N	CANOPY	40		11.70	468	INTERIOR	F		
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00											EFF.YR/AGE	1965 / 57
				INT. FINISH	3	WOOD PANEL	1.05											COND	48 48 %
				HEATING/COOL	7	FLR/WALL UNIT	0.95											FUNC	0
				FUEL SOURCE	3	ELECTRIC	1.00											ECON	25 seasonal
				NAF	0		1.00											DEPR	73 % GD 27
																	RCNLD	\$14,000	

Key: 1711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.719

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HERRING RUN MOTEL LLC 825 SCENIC HIGHWAY BUZZARDS BAY, MA 02532		10.0-40-0		825 SCENIC HIGHWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				5	5 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

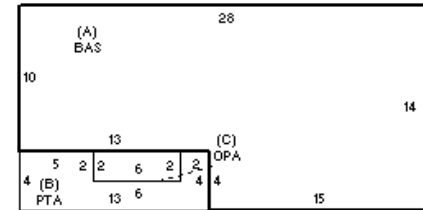
LAND

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	8,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	5/6/2021	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	31,228	
NET AREA	340	DETAIL ADJ	0.940	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	340	1935	90.94	30,921	CONDITION ELEM	CD	
\$NLA(RCN)	\$92	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	PTA	N	PATIO	40		3.33	133	EXTERIOR	F	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	12		14.50	174	INTERIOR	F	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	3	WOOD PANEL	1.05											
				HEATING/COOL	7	FLR/WALL UNIT	0.95											
				FUEL SOURCE	3	ELECTRIC	1.00											
				NAF	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
% HEATED		100	1.00															
% AIR COND		0	1.00															
% SPINKLERS		0	1.00															
EFF.YR/AGE		1965 / 57																
COND	48		48 %															
FUNC	0																	
ECON	25		seasonal															
DEPR	73		% GD	27														
RCNLD				\$8,400														









Key: 1711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.723

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
HERRING RUN MOTEL LLC 825 SCENIC HIGHWAY BUZZARDS BAY, MA 02532						10.0-40-0				825 SCENIC HIGHWAY			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					9	9 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

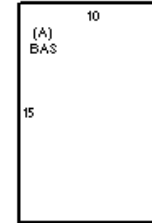
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	3,800	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	5/6/2021	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	14,045
NET AREA	150	DETAIL ADJ	0.968	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	150	1935	93.63	14,045		
\$NLA(RCN)	\$94	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00										
				ROOF SHAPE	2	HIP	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	3	WOOD PANEL	1.05										
				HEATING/COOL	5	ELECTRIC BB	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										
																TOTAL RCN	14,045
																CONDITION ELEM	CD
																EXTERIOR	F
																INTERIOR	F
																CDN/APP	A
																EFF.YR/AGE	1965 / 57
																COND	48 48 %
																FUNC	0
																ECON	25 seasonal
																DEPR	73 % GD 27
																RCNLD	\$3,800

