

Key: 17495

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.298

LEG  
AL  
LAND

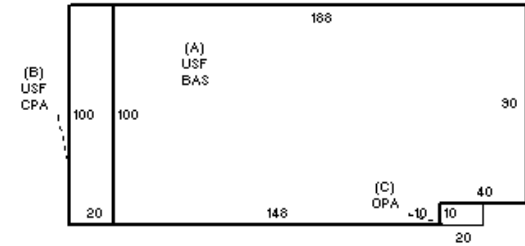
CURRENT OWNER		PARCEL ID		LOCATION	
HYDROID INC 1 HENRY DR POCASSET, MA 02559		35.0-145-0		3 HENRY DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HYDROID INC		09/20/2012	O	1,171,000	26690-76
C C VENTURES INC		11/02/1994	B	100	9430-214

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD			
4000	100	BLDGS FOR MANUF OPS			1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
E-21-483	08/10/2021	13	OTHER	20,000				0	0
B-21-236	06/30/2021	3	ALT/RENO	20,000	06/17/2019	BC		0	0
	06/17/2019	13	OTHER		04/20/2017	BC		0	0
		12	CYCLICAL					100	100
14797	09/24/2014	7	SIGN	3,600	08/06/2015	RJM		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	160,000	C-5	1.00	100	409,950	1.00	10	0.90	55	1.00	1,505,790
303	A	1.571	C-5	1.00	100	22,800	1.00	A	1.00	55	1.00	35,820

TOTAL	5.244 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N	11/2015 - Plan Board approve to combine w/lot on Jon Bourne Dr. including easemnt relocation. Heritage Comm			LAND	1,541,600	1,482,300
Infl1	AVG	O	Park II-9 lot subdivs.. 2/19; applied 10% topo adj for 40' easmnt north side (see 4Henry for similar adj) ..06/19; adj carport w/solar			BUILDING	3,364,600	3,271,400
N_Index	AVG	T				DETACHED	60,100	57,100
		E				OTHER	0	0
						TOTAL	4,966,300	4,810,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2014	5,000	1.20	5,400
SM2	G	1.20	10 0.90 4X5	2014	20	50.88	900
LH1	G	1.20	10 0.90	2014	6	1,014.60	5,500
CPD	S	3.00	10 0.90 30X80	2014	2,400	21.93	47,400
SM2	G	1.20	10 0.90 4X5	2014	20	50.88	900



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2015	RJM
MODEL	5		CIM-5	LIST	4/20/2017	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	4/20/2017	BC
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	3	1.01	FR W/ VENEER [100%]			

BLDG COMMENTS

DE  
TAC  
HE  
D

B  
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D  
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N  
G

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,657,153
NET AREA	38,800	DETAIL ADJ	0.958	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	18,400	2014	99.55	1,831,654	CONDITION ELEM	CD
\$NLA(RCN)	\$94	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	20,400	2014	84.42	1,722,072	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	B	CPA	N	CARPORT	2,000		29.23	58,464	INTERIOR	A
				ROOF COVER	11	MEMBRANE	1.02	C	OPA	N	OPEN PORCH	200		32.68	6,537	CDN/APP	A
				FLOOR COVER	9	CONCRETE	0.95		ELP	O	PASSGR. ELEV.	1		38,425.90	38,426		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	8	HEAT PUMP	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPINKLERS		100	1.02														
EFF.YR/AGE		2014 / 8															
COND		8 8 %															
FUNC		0															
ECON		0															
DEPR		8 % GD 92															
RCNLD		\$3,364,600															