

Key: 17498

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.299

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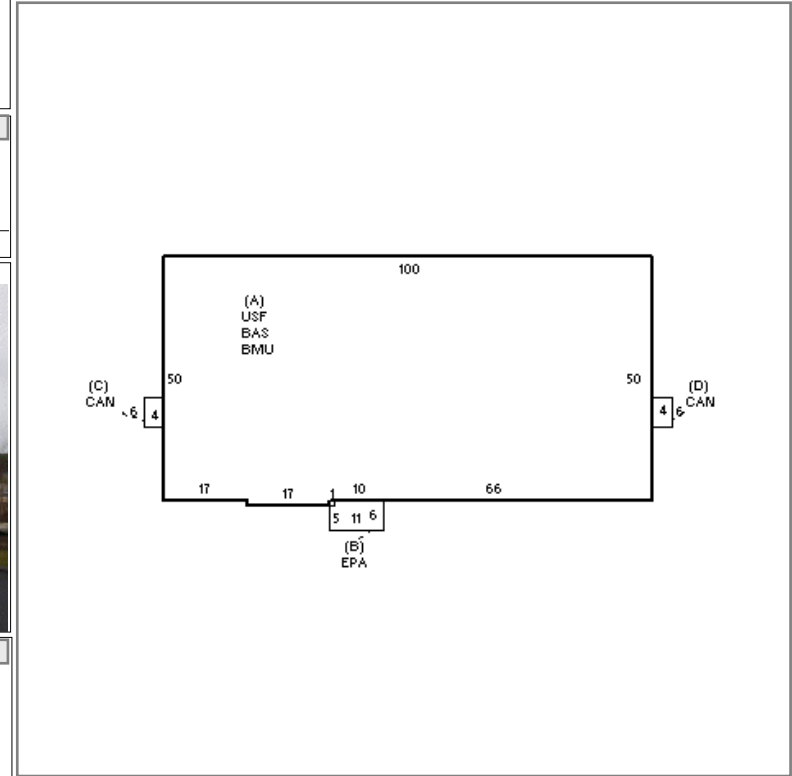
CURRENT OWNER				PARCEL ID				LOCATION			
HYDROID INC 1 HENRY DR POCASSET, MA 02559				35.0-148-0				1 HENRY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HYDROID INC				11/26/2014	T	540,000	28533-157				
C C VENTURES INC				11/02/1994	B	100	9430-214				

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 %
17503	07/03/2017	13	OTHER	68,250			100 100
16689	08/16/2016	7	SIGN				100 100
		11	SPLITS/SUBS		03/18/2015		100 100
141012	11/21/2014	1	NEW CONSTRUCT	2,366,000	04/20/2017	BC	30 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	81,000	C-5	1.00	100	1.00	100	1.00	455,500	1.00	A	1.00	55	1.00		847,000

TOTAL	1.860 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	split from map 35 pcl 149 .. Heritage Commercial Park II - 9 lot subdivision;			LAND	847,000	814,500
Infl1	AVG		BUILDING	1,110,100	1,079,200			
N_Index	AVG		DETACHED	31,600	29,200			
			OTHER	0	0			
			TOTAL	1,988,700	1,922,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SM2	A	1.00	10 0.90 4X5	2014	20	42.40	800
SM2	A	1.00	10 0.90 5X6	2014	30	42.40	1,100
PAV	A	1.00	10 0.90	2014	24,000	1.20	25,900
LH1	A	1.00	10 0.90	2014	5	845.50	3,800



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2017	BC
MODEL	5		CIM-5	LIST	4/20/2017	BC
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 [89%]			

BLDG COMMENTS

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YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,193,660
NET AREA	11,244	DETAIL ADJ	0.985	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	5,017		18.68	93,698		
\$NLA(RCN)	\$106	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	5,017	2015	108.23	542,968		
				ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	5,017	2015	91.78	460,437		
				ROOF COVER	11	MEMBRANE	1.02	B	EPA	N	ENCL PORCH	65		62.52	4,064		
				FLOOR COVER	1	HARDWOOD	1.00	C	CAN	N	CANOPY	24		26.39	633		
				INT. FINISH	2	DRYWALL	1.00	D	CAN	N	CANOPY	24		26.39	633		
				HEATING/COOL	9	WARM/COOL AIR	1.00		BMF	L	BSMT FIN	1,210	2015	43.64	52,800		
				FUEL SOURCE	2	GAS	1.00		ELP	O	PASSGR. ELEV.	1		38,425.90	38,426		
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2015 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93

RCNLD	\$1,110,100
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