

Key: 1788

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.805

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION							
BATSTONE LLC 100-1 DOMINO DR CONCORD, MA 01742				11.0-10-0				871 SCENIC HIGHWAY							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
				11/13/2020	L	305,000	33466-249								
				01/07/2005	B	60,000	19420-110								
				11/14/2003	G	1,100,000	17924-265								
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	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00	436,130
303	A	0.432	C-3	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	9,850

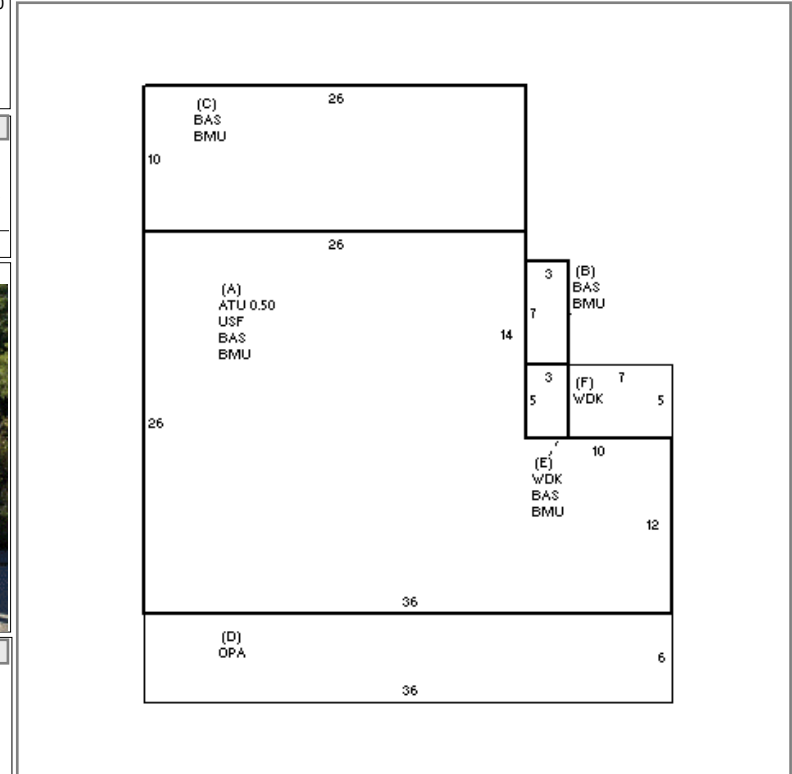
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3010	100	MOTELS			1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-139	04/27/2022	3	ALT/RENO	220,000	07/03/2023	RP	100 100
B-22-59	02/23/2022	3	ALT/RENO	26,500	07/03/2023	RP	100 100
17578	07/22/2017	3	ALT/RENO	8,000	05/17/2019	RP	100 100
14553	07/14/2014	3	ALT/RENO	9,000	09/14/2014		100 100
910124	04/10/1991	7	SIGN	500	11/20/1991	JS	100 100

LEGAL LAND

TOTAL	1.350 Acres	ZONING	FRNT	280	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNEDALE	NOTE	LAND	446,000	428,800		
Infl1	AVG		BUILDING	274,400	199,900		
N_Index	AVG		DETACHED	2,100	2,700		
			OTHER	147,200	71,500		
			TOTAL	869,700	702,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		3,500	1.20	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/17/2019	EST
STYLE	13	0.85	CONVERSION [100%]	REVIEW	7/3/2023	RP
QUALITY	+	1.03	AVERAGE + [84%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

BUILDING

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	342,997														
NET AREA	1,888	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,092		33.13	36,180																
\$NLA(RCN)	\$182	OVERALL	0.870	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	796	1900	174.42	138,835																
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	796	1900	98.79	78,639																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	398		38.40	15,284																
				FLOOR COVER	2	SOFTWOOD	1.02	+	BAS	L	BASE AREA	296	1900	174.42	51,627																
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	216		53.47	11,550																
				HEATING/COOLING	1	FORCED AIR	1.00	+	WDK	N	WOOD DECK	50		57.59	2,879																
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,003.60	8,004																
				USE	0		1.00																								
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>																	CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	G	KITCHEN	A	BATHS	A	HEAT	A	ELECT	A	
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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BATSTONE LLC 100-1 DOMINO DR CONCORD, MA 01742		11.0-10-0		871 SCENIC HIGHWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				3	3 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

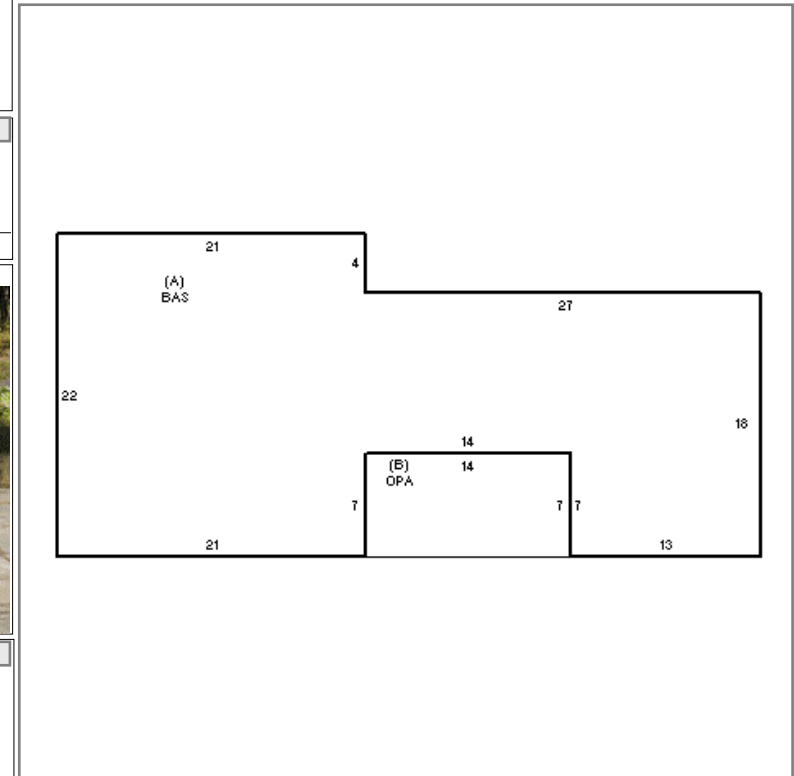
LAND

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	46,800	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	RP
MODEL	5		CIM-5	LIST	5/17/2019	EST
STYLE	43	1.00	MOTEL [100%]	REVIEW	7/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	3	1.01	FR W/ VENEER [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	86,710	
NET AREA	850	DETAIL ADJ	0.959	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	850	1930	100.16	85,132	CONDITION ELEM	CD	
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	98		16.10	1,578	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	F	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	F	
				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											
																	EFF.YR/AGE	1967 / 55
																	COND	46 46 %
																	FUNC	0
																	ECON	0
																	DEPR	46 % GD 54
																	RCNLD	\$46,800

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				4	4 of 5
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	34,200	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

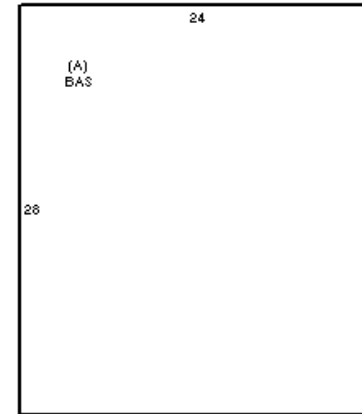
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	RP
MODEL	5		CIM-5	LIST	5/17/2019	EST
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	7/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	672	DETAIL ADJ	0.877
\$NLA(RCN)	\$94	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	2	SLAB	1.00
EXT. COVER	16	PRECAST CC	1.03
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	BAS	L	BASE AREA	672	1950	94.28	63,354

TOTAL RCN	63,354
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
CDN/APP	F
EFF.YR/AGE	1967 / 55
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$34,200

