Key: 3796

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,846

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COMMONWEALTH OF MASSACHUSETTS NATIONAL GUARD ARMORY 10 PARK PLAZA BOSTON, MA 02116	19.4-181-0	31 ARMORY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COMMONWEALTH OF MASSACHUS		XX		00877-0067

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9010	100	COM OF MASSACHUSETTS	6	1	1 of 2

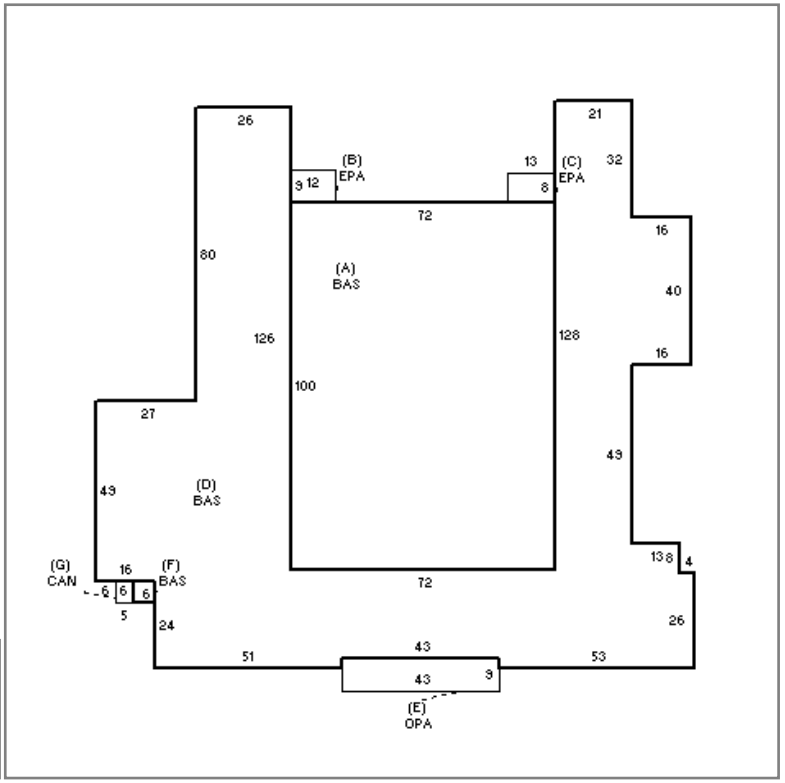
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	113,256	C-4 1.00	100 1.00	100 1.00	387,175	1.00	A 1.00	65 0.85			1,006,660

TOTAL	2.600 Acres	ZONING	1	FRNT	407
Nbhd	BUZZARDS BAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,006,700	968,000
BUILDING	1,170,500	1,125,500
DETACHED	59,300	54,600
OTHER	95,000	82,000
TOTAL	**2,331,500**	**2,230,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C08	A 1.00	30 0.70			200	11.70	1,600
PAV	A 1.00	30 0.70			60,000	1.20	50,400
C06	A 1.00	20 0.80			850	10.10	6,900
SW1	A 1.00	20 0.80	6 X 4		24	18.30	400

PHOTO 12/06/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	90	1.65	GOV. BLDG. [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	12/3/2016	BC
LIST	12/3/2016	BC
REVIEW	3/6/2017	BC

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	19,057	DETAIL ADJ	1.817
$NLA(RCN)	$96	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	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	5	VINYL	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	19,057	1957	95.28	1,815,731
+	EPA	N	ENCL PORCH	212		30.80	6,530
E	OPA	N	OPEN PORCH	387		16.10	6,231
G	CAN	N	CANOPY	30		13.00	390

TOTAL RCN	1,828,882

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		$1,170,500

Key: 3796

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,847

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COMMONWEALTH OF MASSACHUSETTS NATIONAL GUARD ARMORY 10 PARK PLAZA BOSTON, MA 02116	19.4-181-0	31 ARMORY RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9010	100	COM OF MASSACHUSETTS		2	2 of 2

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

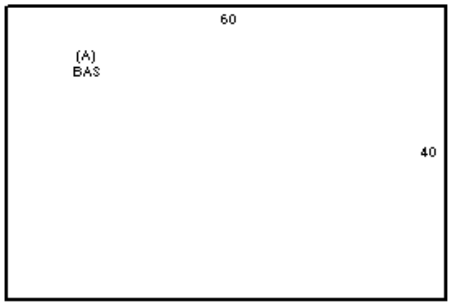
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	95,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/22/2016



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	53	0.90	STORAGE GARAGE [100%]
QUALITY	L	0.80	LOW COST [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	12/6/2016	BC
LIST	12/6/2016	EST
REVIEW	12/6/2016	BC

BLDG COMMENTS

YEAR BLT	2013	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.785
$NLA(RCN)	$43	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	9	CONCRETE	0.95
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	2,400	2013	43.49	104,374

TOTAL RCN	104,374
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2013 / 9	
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD		$95,000