

Key: 4245

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.330

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HENRY CHARLES D TR OF BOURNE BRIDGE APP RLTY TRUST 31 OTIS AVE COHASSET, MA 02025				20.4-1-0				11 BOURNE BRIDGE APPROACH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENRY CHARLES D TR OF DIMODICA ANGELO J ET ALS				09/06/2005	P XX	520,000	20230-276 04252-00271				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3050	100	PRIVATE HOSPITALS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-93	05/03/2023	4	DETACH.STRUC				100	100
B-23-94	05/03/2023	4	DETACH.STRUC				100	100
B-22-221	07/14/2022	4	DETACH.STRUC				100	100
EXB-21-261	04/12/2021	4	DETACH.STRUC	1,500			100	100
EXB-21-74	02/03/2021	4	DETACH.STRUC	1,500			100	100

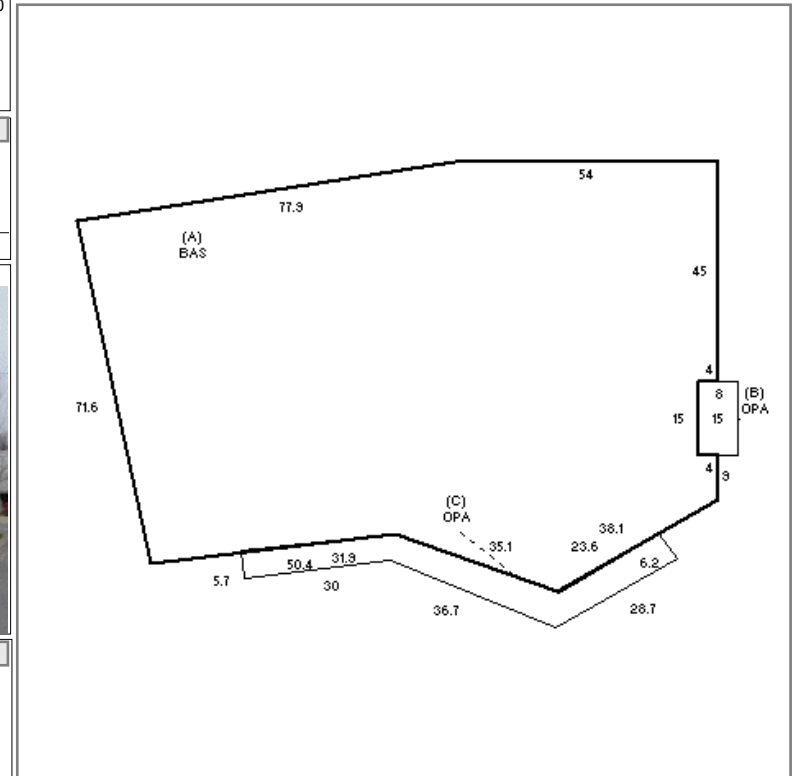
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	28,290	C-4	1.00	100	911,000	1.24	A	1.00	125	2.00	733,820
203	A	1,231	C-4	1.00	100	319,000	1.00	A	1.00	125	2.00	392,690

TOTAL	1.880 Acres	ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	1,126,500	1,083,300		
Infl1	AVG		BUILDING	1,350,600	1,298,700		
N_Index	AVG		DETACHED	67,300	62,600		
			OTHER	0	0		
			TOTAL	2,544,400	2,444,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	E	1.90	10 0.90	2007	20,000	2.28	41,000
LH1	E	1.90	10 0.90	2007	11	1,606.45	15,900
C06	A	1.00	50 0.50	2007	300	10.10	1,500
SP2	E	1.90	10 0.90 4X5	2007	20	206.53	3,700
SM1	S	3.00	10 0.90 8X8	2007	64	90.90	5,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2021	RP
MODEL	5		CIM-5	LIST	5/24/2021	EST
STYLE	84	1.10	VET HOSPITAL [100%]	REVIEW	5/24/2021	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2006	SIZE ADJ	1.000
NET AREA	9,430	DETAIL ADJ	1.693
\$NLA(RCN)	\$143	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	8	TAR & GRAVEL	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	150	150	1.50

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	9,430	2006	141.47	1,334,093
+	OPA	N	OPEN PORCH	673		24.51	16,497

TOTAL RCN	1,350,590
CONDITION ELEM	CD
EXTERIOR	E
INTERIOR	E
CDN/APP	E
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,350,600