

Key: 4713

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.808

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY 253 SUMMER STREET SUITE 300 BOSTON, MA 02210		23.3-2-0		20 TOWER LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MASSACHUSETTS STATE COLLEGE		01/19/2011	QS	1,600,000	25192-153
PACHECO ROBERT S & RITA M		01/31/1996	G	425,000	10037-213

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
9420	100	COLL. OR UNIVERSITY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
200141	03/22/2000	3	ALT/RENO	12,000	11/16/2007	JB	100 100
200082	02/24/2000	3	ALT/RENO	25,000	11/16/2007	JB	100 100
990692	11/09/1999	3	ALT/RENO	3,000	01/26/2000	EB	100 100
990315	06/14/1999	4	DETACH.STRUC	1,500	01/26/2000	EB	100 100
980463	08/17/1998	4	DETACH.STRUC	2,300	04/13/1998	JS	100 100

LAND

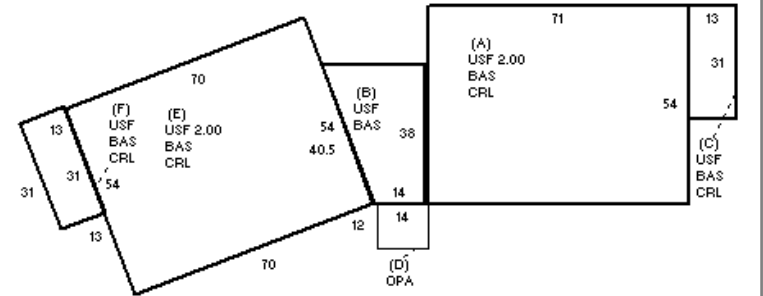
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	54,941	C-5	1.00	100 1.00	911,000	1.00	A	1.00	100 2.00		1,149,020

DETACHED

TOTAL	1.261 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E Waterfront with beach on Buttermilk Bay. physical address changed to 20 Tower lane, per Eng department	LAND	1,149,000	1,104,900		
Infl1	AVG		BUILDING	6,073,200	2,703,300		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		7,222,200	3,808,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2022	RP
MODEL	5		CIM-5	LIST	9/12/2022	EST
STYLE	96	3.20	SCHOOLS [100%]	REVIEW	8/1/2023	TL
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	6,073,168	
NET AREA	26,053	DETAIL ADJ	3.256	FOUNDATION	2	SLAB	1.00	+	CRL	N	CRAWL	8,421		4.97	41,882	CONDITION ELEM	CD	
\$NLA(RCN)	\$233	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	16,834	2022	217.54	3,662,142			EXTERIOR
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	9,219	2022	256.54	2,365,026	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	OPA	N	OPEN PORCH	168		24.51	4,118	CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	1	PLASTER	1.04											
				HEATING/COOL	9	WARM/COOL AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
				NAF	0		1.00											
																EFF.YR/AGE	2022 / 0	
																COND	0 0 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD 100	
																RCNLD	\$6,073,200	