

Key: 4877

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.995

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CJ GENERAL REALTY LLC 208 MAIN STREET WEYMOUTH, MA 02188				24.0-5-0				105 TROWBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CJ GENERAL REALTY LLC				11/10/2011	B	1,800,000	25829-126				
DEL REALTY LIMITED PARTNE				01/04/1990	F	1	7013-313				
DELUCA EDWARD S ETAL TRS				01/04/1990	F	1	7013-309				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13095	02/20/2013	7	SIGN				100	100
07706	11/21/2007	3	ALT/RENO	7,000	10/27/2008	JB	100	100
07466	08/02/2007	7	SIGN	500	10/12/2007	JB	100	100
990215	04/30/1999	3	ALT/RENO	1,200	11/27/2000	EB	100	100
990099	03/01/1999	7	SIGN	3,000	11/27/2000	EB	100	100

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D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-5	1.00	100	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35		418,560
203	A	0.413	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35		88,930

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TOTAL	37,984 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	LAND	507,500	488,000		
Infl1	AVG		BUILDING	281,400	294,100		
N_Index	AVG		DETACHED	31,600	29,900		
			OTHER	339,500	349,900		
			TOTAL	1,160,000	1,161,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		9,900	1.20	5,900
C06	A	1.00	50 0.50		40	10.10	200
SP1	A	1.00	10 0.90	2013	360	78.60	25,500

BLDG COMMENTS

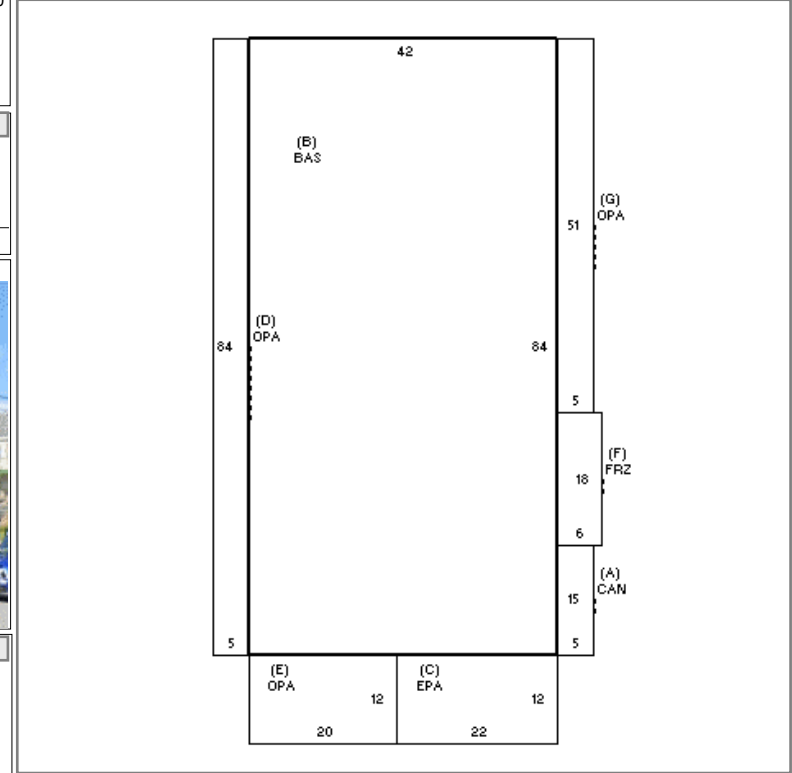
BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	5		CIM-5	LIST	9/8/2021	RP
STYLE	32	1.40	CONVEN. STORE [100%]	REVIEW	2/23/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	356,238
NET AREA	3,528	DETAIL ADJ	1.398	FOUNDATION	2	SLAB	1.00	A	CAN	N	CANOPY	75		13.65	1,024		
\$NLA(RCN)	\$101	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	3,528	1984	92.67	326,931		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCL PORCH	264		32.34	8,538		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	915		16.90	15,468		
				FLOOR COVER	5	VINYL	1.00	F	FRZ	N	FREEZER	108		39.60	4,277		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79

RCNLD	\$281,400
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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CJ GENERAL REALTY LLC 208 MAIN STREET WEYMOUTH, MA 02188		24.0-5-0		105 TROWBRIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE			6	2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

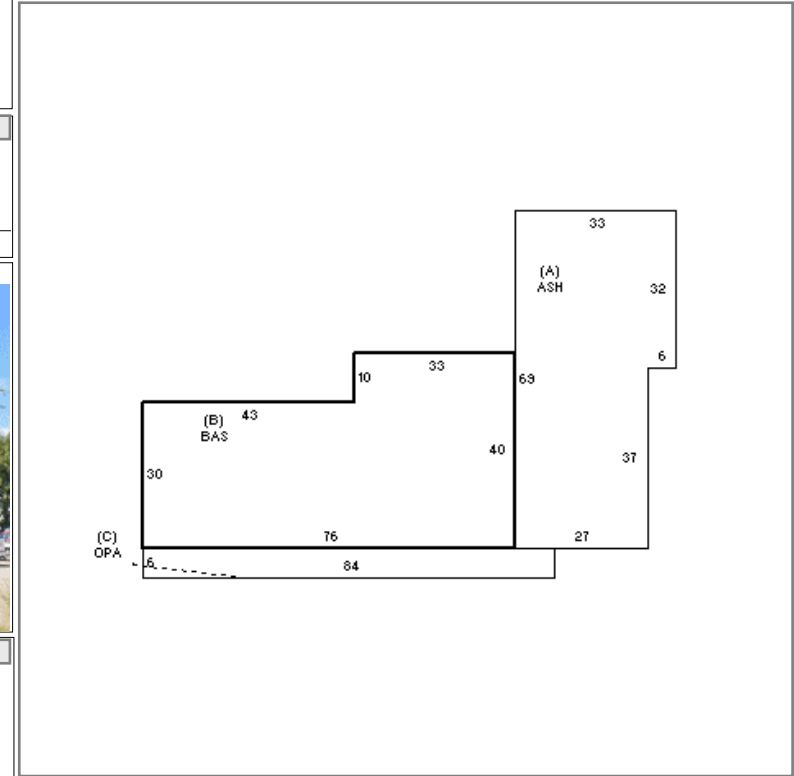
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	339,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	5		CIM-5	LIST	9/8/2021	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	2/23/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	2,610	DETAIL ADJ	2.247
\$NLA(RCN)	\$181	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	ASH	N	ATT SHED	2,055		22.30	45,827
EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	2,610	1965	159.82	417,136
ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	504		16.90	8,520
ROOF COVER	1	ASPH/CMP SHIN	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	0		1.00								

TOTAL RCN	471,483
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1987 / 35
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$339,500