Key: 4878

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,997

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COMMONWEALTH OF MASSACHUSETTS STATE POLICE BARRACKS DEPT PUBLIC SAFETY/ST POLICE 470 WORCESTER RD FRAMINGHAM, MA 01702	24.0-6-0	1 BOURNE ROTARY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COMMONWEALTH OF MASSACHUS	04/03/1961	XX		1109-16

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9220	100	DEPT OF CORRECT/YS	6	1	1 of 1

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

LAND

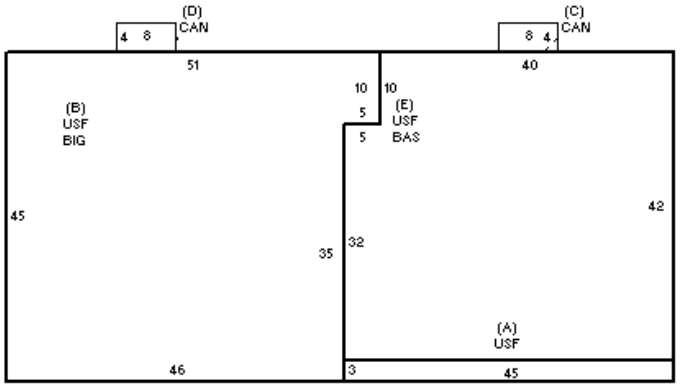
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35			588,780
203	A	4.932	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35			1,061,980

TOTAL	5.850 Acres	ZONING	1	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

NOTE: RADIO TOWER 50' (EST); FUEL TANKS REMOVED

ASSESSED	CURRENT	PREVIOUS
LAND	1,650,800	1,587,500
BUILDING	431,900	415,600
DETACHED	50,400	47,100
OTHER	0	0
TOTAL	**2,133,100**	**2,050,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30	0.70			30,000	1.20	25,200
DGF	A	1.00	20	0.80	28 X 28		784	34.27	21,500
LH1	A	1.00	30	0.70			6	845.50	3,600
SW1	A	1.00	20	0.80	3 X 3		9	18.30	100

PHOTO 09/27/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	90	1.65	GOV. BLDG. [100%]
QUALITY	V	1.25	VERY GOOD [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	9/26/2017	BC
LIST	9/26/2017	BC
REVIEW	1/23/2019	DB

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	5,935	DETAIL ADJ	1.646
$NLA(RCN)	$114	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	8	TAR & GRAVEL	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	USF	L	UP-STRY FIN	2,255	1962	97.29	219,398
B	BIG	N	BUILT-IN GARAGE	2,120		30.33	64,295
C	CAN	N	CANOPY	32		16.25	520
D	CAN	N	CANOPY	32		16.25	520
E	BAS	L	BASE AREA	1,840	1962	114.73	211,110
E	USF	L	UP-STRY FIN	1,840	1962	97.29	179,021

TOTAL RCN 674,864

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 $431,900