

Key: 4898

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.016

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CURRENT OWNER				PARCEL ID				LOCATION			
SHREYA CORPORATION 114 TROWBRIDGE RD BOURNE, MA 02532				24.0-25-0				108 TROWBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHREYA CORPORATION				01/07/2000	QS	1,000,000	12770-118				
CISHEK ROBERT A &				05/05/1989	G	1,535,000	6726-129				

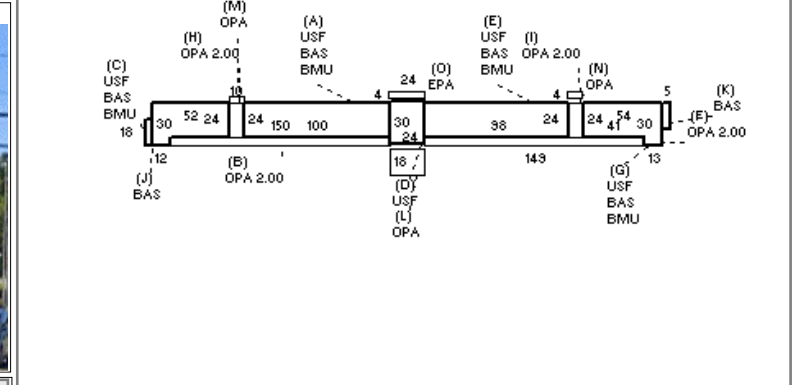
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3010	100	MOTELS			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20038	01/10/2020	3	ALT/RENO	11,000			100 100
18009	01/03/2018	3	ALT/RENO	47,000	03/05/2019	RP	100 100
		12	CYCLICAL		07/27/2017	BC	100 100
10619	10/14/2010	3	ALT/RENO	12,000	06/15/2011	JB	100 100
09310	07/14/2009	7	SIGN		09/21/2009	JB	100 100

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	3,222	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	693,780

\* -- Previous value excludes abatement.

TOTAL	4.140 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	BOURNE		N O T E	New Owner upgraded septic system; s assessment stabilized for fy24 due to ATB settlement				LAND	1,233,400	1,233,400
Infl1	AVG			LAND	835,700	644,700				
N_Index	AVG			DETACHED	39,400	46,400				
				OTHER	0	264,600	TOTAL	2,108,500	2,189,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50	IRREGULAR	800	25.73	10,300
LH1	A	1.00	50 0.50	20 X 40	3	845.50	1,300
PAV	A	1.00	50 0.50		22,400	1.20	13,400
SW2	A	1.00	50 0.50	4X5	20	21.80	200
WDK	A	1.00	50 0.50	25 X 73	1,825	18.30	16,700



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	RP
MODEL	5		CIM-5	LIST	2/24/2020	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	10/4/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	943,954
NET AREA	15,792	DETAIL ADJ	0.938	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,400		18.40	44,160	CONDITION ELEM	CD
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	7,446	1971	49.66	369,734	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	+	USF	L	UP-STRY FIN	7,446	1971	42.11	313,534	INTERIOR	A
				ROOF COVER	8	TAR & GRAVEL	1.00	+	OPA	N	OPEN PORCH	5,060		16.10	81,466	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	C	BMU	N	BSMT UNF	1,320		18.40	24,288		
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UP-STRY FIN	720	1971	42.11	30,318		
				HEATING/COOL	5	ELECTRIC BB	0.98	E	BMU	N	BSMT UNF	2,352		18.40	43,277		
				FUEL SOURCE	3	ELECTRIC	1.00	G	BMU	N	BSMT UNF	1,374		18.40	25,282		
				NAF	0		1.00	+	BAS	L	BASE AREA	180	1971	49.66	8,938		
								O	EPA	N	ENCL PORCH	96		30.80	2,957		
																EFF.YR/AGE	1979 / 43
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$623,000

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

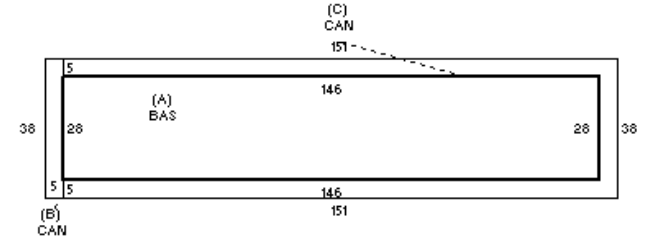
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

\* -- Previous value excludes abatement.

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	162,900	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	RP
MODEL	5		CIM-5	LIST	2/24/2020	RP
STYLE	43	1.00	MOTEL [100%]	REVIEW	2/23/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,558	
NET AREA	4,088	DETAIL ADJ	0.988	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,088	1971	60.58	247,638	CONDITION ELEM	CD	
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	CAN	N	CANOPY	190		13.00	2,470	EXTERIOR	F	
				ROOF SHAPE	2	HIP	1.00	C	CAN	N	CANOPY	1,650		13.00	21,450	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	3	WOOD PANEL	1.05											
				HEATING/COOL	7	FLR/WALL UNIT	0.95											
				FUEL SOURCE	2	GAS	1.00											
				NAF	0		1.00											
																	EFF.YR/AGE	1973 / 49
																	COND	40 40 %
																	FUNC	0
																	ECON	0
																	DEPR	40 % GD 60
																	RCNLD	\$162,900

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LEGAL

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

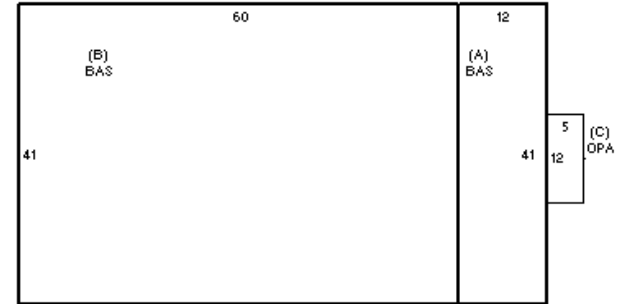
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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\* -- Previous value excludes abatement.

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	78,400	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/13/2009



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	RP
MODEL	5		CIM-5	LIST	2/24/2020	RP
STYLE	56	0.83	WAREHOUSE [83%]	REVIEW	2/23/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	128.558
NET AREA	2,952	DETAIL ADJ	0.658	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	492	1972	43.22	21,265		
\$NLA(RCN)	\$44	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	2,460	1972	43.22	106,327		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	60		16.10	966		
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	7	FLR/WALL UNIT	0.95										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		17	1.00														
% SPINKLERS		0	1.00														
TOTAL RCN																128.558	
CONDITION ELEM																CD	
EXTERIOR																A	
INTERIOR																F	
CDN/APP																A	
EFF.YR/AGE																1974 / 48	
COND																39 39 %	
FUNC																0	
ECON																0	
DEPR																39 % GD 61	
RCNLD																\$78,400	