

Key: 4901

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.021

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
TOWN OF BOURNE JAMES F PEEBLES ELEM SCHOOL 24 PERRY AVE BUZZARDS BAY, MA 02532		24.0-31-0		70 TROWBRIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TOWN OF BOURNE		03/03/1953	E		835-457

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
9340	100	IMP. EDUCATION		6	1	1 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
H558	06/12/2020	5	DEMOLITIONS				100	100
19678	07/25/2019	5	DEMOLITIONS	750,000	07/17/2019	RP	100	100
18113	02/14/2018	1	NEW CONSTRUC	27,990,000	07/17/2019	RP	100	100
18001	01/02/2018	3	ALT/RENO			RP	100	100
06351	06/12/2006	3	ALT/RENO	2,700	05/31/2007	SM	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	66,786	C-5	1.00	100	1.00	100	1.00	614,925	1.00	A	1.00	75	1.35	942,800
203	A	5,000	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	1,076,630
303	A	39,467	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	1,214,790

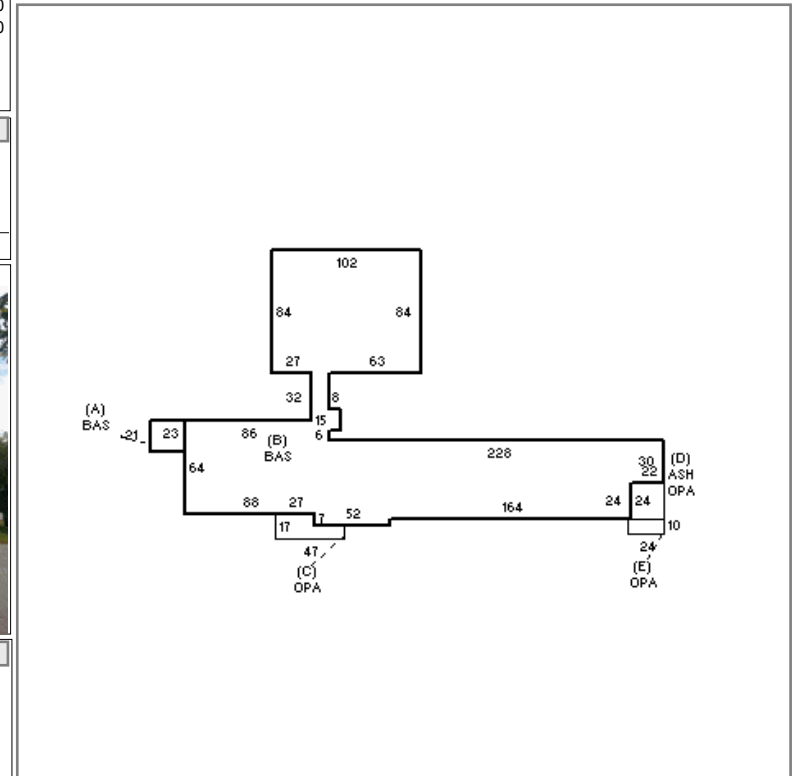
TOTAL	46.000 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	3,234,200	3,108,900			
Infl1	AVG		BUILDING	5,843,200	5,620,600			
N_Index	AVG		DETACHED	165,700	155,900			
			OTHER	20,776,000	20,186,300			
		TOTAL		30,019,100	29,071,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		60,000	1.20	50,400
DGF	A	1.00	20 0.80	26 X 79	2,054	32.72	53,800
C06	A	1.00	30 0.70		300	10.10	2,100
SHF	A	1.00	30 0.70	10 X 12	120	16.42	1,400
SP1	A	1.00	20 0.80	10 X 18	180	78.60	11,300
SHF	A	1.00	10 0.90	10 X 20	200	15.95	2,900
LH1	A	1.00	20 0.80		3	845.50	2,000
C10	A	1.00	30 0.70		720	13.40	6,800
SHF	A	1.00	30 0.70	10 X 12	120	16.42	1,400
SW1	A	1.00	10 0.90	34X60	2,040	18.30	33,600



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	RP
MODEL	5		CIM-5	LIST	7/17/2019	EST
STYLE	96	3.20	SCHOOLS [100%]	REVIEW	7/18/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	8,853,376
NET AREA	55,191	DETAIL ADJ	3.321	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	27,849	1970	171.28	4,769,964		
\$NLA(RCN)	\$160	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	+	OPA	N	OPEN PORCH	1,427		16.34	23,320		
				ROOF SHAPE	1	GABLE	1.00		ASH	N	ATT SHED	528		22.63	11,951		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		USF	L	UP-STRY FIN	27,342	1970	145.25	3,971,290		
				FLOOR COVER	5	VINYL	1.00		ELP	O	PASSGR. ELEV.	2		38,425.85	76,852		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2	1.00	EXTERIOR	A
% HEATED	100	1.00	INTERIOR	A
% AIR COND	0	1.00	CDN/APP	A
% SPINKLERS	100	1.02		

EFF. YR/AGE	1979 / 43
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$5,843,200

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.022

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF BOURNE				24.0-31-0				70 TROWBRIDGE RD			
JAMES F PEEBLES ELEM SCHOOL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
24 PERRY AVE											
BUZZARDS BAY, MA 02532											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9340	100	IMP. EDUCATION			6	2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

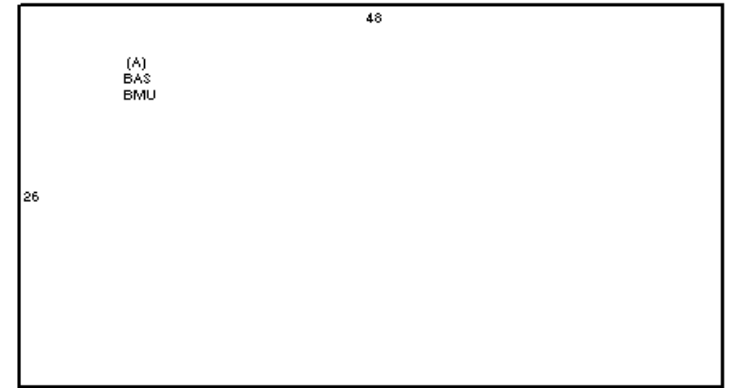
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	202,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/06/2017
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	RP
MODEL	5		CIM-5	LIST	7/17/2019	EST
STYLE	96	3.20	SCHOOLS [100%]	REVIEW	7/28/2019	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	306.275
NET AREA	1,248	DETAIL ADJ	2.584	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,248		18.40	22,963		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,248	1970	224.97	280,762		
				ROOF SHAPE	1	GABLE	1.00		BMG	O	BMU GAR	3		850.00	2,550		
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	2	SOFTWOOD	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										

TOTAL RCN		306.275	
CONDITION ELEM		CD	
EXTERIOR		A	
INTERIOR		A	
CDN/APP		A	
EFF.YR/AGE		1979 / 43	
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD		\$202,100	

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.023

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
TOWN OF BOURNE JAMES F PEEBLES ELEM SCHOOL 24 PERRY AVE BUZZARDS BAY, MA 02532						24.0-31-0				70 TROWBRIDGE RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
9340	100	IMP.EDUCATION					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

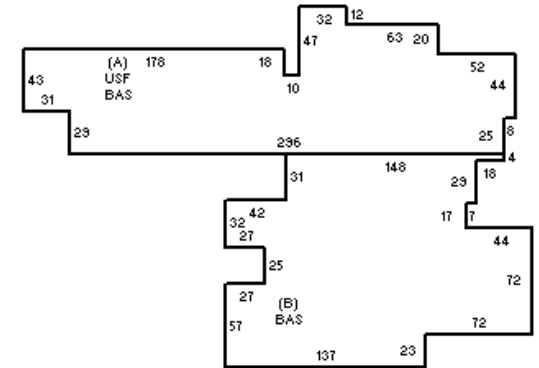
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	20,573,900	
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/16/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	RP
MODEL	5		CIM-5	LIST	7/17/2019	EST
STYLE	96	3.20	SCHOOLS [100%]	REVIEW	7/28/2019	BC
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	5	1.02	REINF. CC [100%]			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	21,210,226
NET AREA	74,143	DETAIL ADJ	2.976	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	49,459	2019	301.32	14,902,986	CONDITION ELEM	CD
\$NLA(RCN)	\$286	OVERALL	1.000	EXT. COVER	14	OTHER	1.00	A	USF	L	UP-STRY FIN	24,684	2019	255.52	6,307,240	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98								INTERIOR	A
STORIES	0		1.00	ROOF COVER	11	MEMBRANE	1.02									CDN/APP	A
% HEATED	0		.95	FLOOR COVER	6	OTHER	1.00									EFF.YR/AGE	2019 / 3
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00									COND	3 3 %
% SPINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00									FUNC	0 uc
				FUEL SOURCE	2	GAS	1.00									ECON	0
				NAF	0		1.00									DEPR	3 % GD 97
																RCNLD	\$20,573,900