

Key: 4902

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF BOURNE HIGH SCHOOL + MIDDLE SCHOOL 24 PERRY AVE BUZZARDS BAY, MA 02532				24.0-32-0				75-77 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOWN OF BOURNE				05/11/1960	E		1076-593				

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	%
B-20-233	08/19/2020	3	ALT/RENO	4,000			100	100
B-20-7	03/31/2020	3	ALT/RENO	135,800			100	100
15626	07/28/2015	3	ALT/RENO	108,300			100	100
13066	02/05/2013	3	ALT/RENO				100	100
10063	03/01/2010	14	SOLAR		06/15/2011	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	587,568	C-5	1.00	100	1.00	100	1.00	614,925	1.00	A	1.00	75	1.35		8,294,540
203	A	5.331	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35		1,147,900

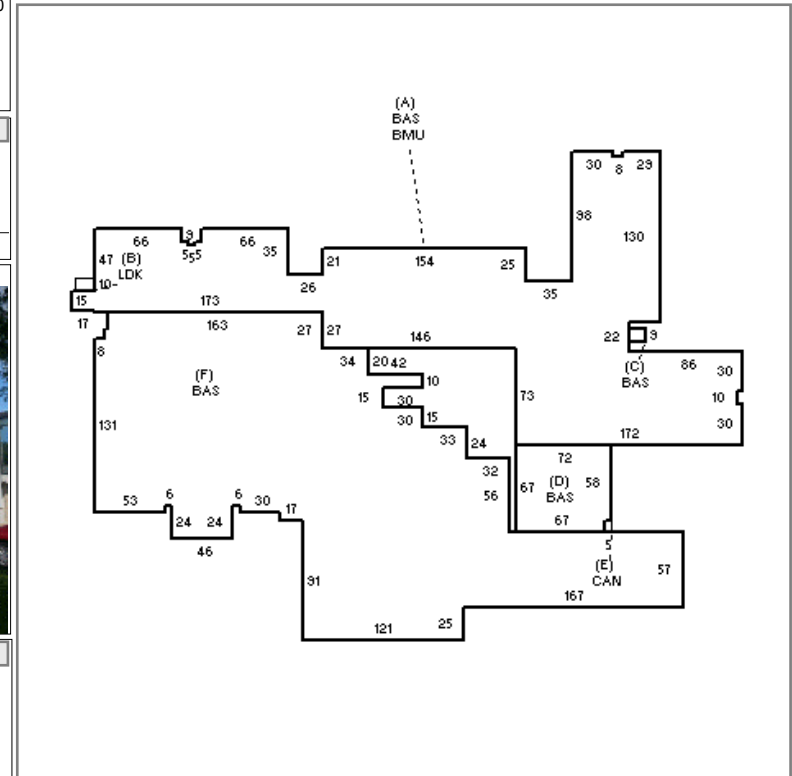
TOTAL	18.820 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	9,442,400	9,079,900
Infl1	AVG		LAND	18,296,400	17,596,100			
N_Index	AVG		DETACHED	258,000	237,300			
			OTHER	28,818,200	27,719,300			
					TOTAL	56,815,000	54,632,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		90,000	1.20	97,200
PAV	A	1.00	10 0.90		70,000	1.20	75,600
SP1	A	1.00	10 0.90	4 X 10	40	78.60	2,800
LH1	A	1.00	10 0.90		20	845.50	15,200
LH2	A	1.00	10 0.90		2	1,328.60	2,400
PAV	A	1.00	10 0.90	MIDDLE SCH	60,000	1.20	64,800



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2017	BC
MODEL	5		CIM-5	LIST	10/6/2017	BC
STYLE	96	3.20	SCHOOLS [100%]	REVIEW	1/23/2019	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	159,517	DETAIL ADJ	3.292	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	45,336		18.68	846,695
\$NLA(RCN)	\$179	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	B	LDK	N	LOADING DOCK	150		19.08	2,862
				ROOF SHAPE	4	FLAT/SHED	0.98	+	BAS	L	BASE AREA	110,623	1963	184.91	20,455,773
				ROOF COVER	8	TAR & GRAVEL	1.00	E	CAN	N	CANOPY	45		14.53	654
				FLOOR COVER	4	ASPH TILE	0.98		LLF	L	LOW-LEV FIN	9,111	1963	105.33	959,636
				INT. FINISH	5	OTHER	1.00		USF	L	UP-STRY FIN	39,783	1963	156.81	6,238,265
				HEATING/COOL	11	HOT WT/COOL AIR	1.02		CAN	N	CANOPY	506		14.51	7,345
				FUEL SOURCE	1	OIL	1.00		ELP	O	PASSGR. ELEV.	2		38,425.85	76,852
				NAF	0		1.00								



TOTAL RCN	28,588,081
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	\$18,296,400

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


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	%

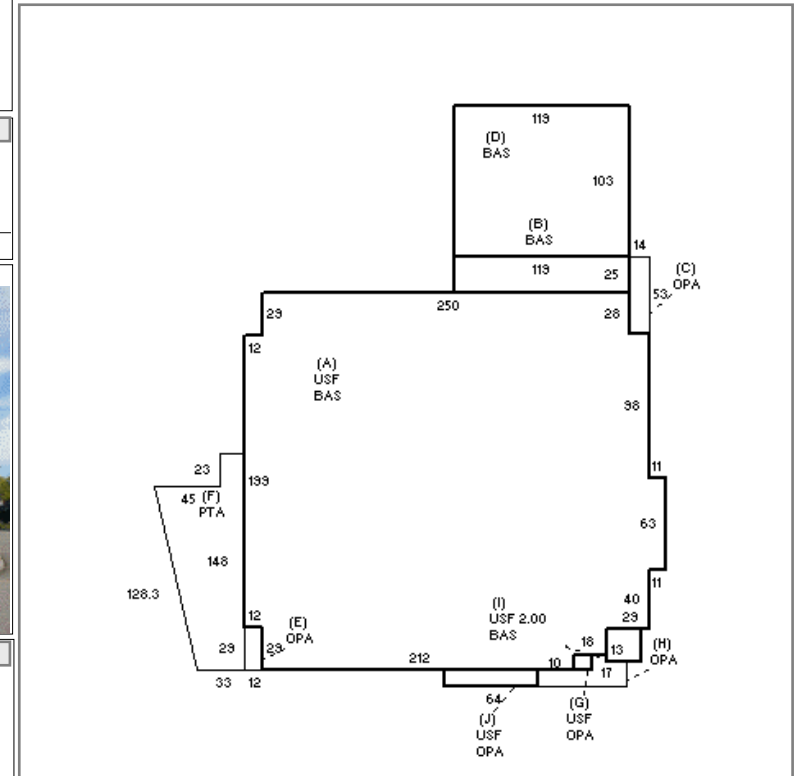
LAND

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	28,629,900	
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	10/6/2017	BC
MODEL	5		CIM-5	LIST	10/6/2017	BC
STYLE	96	3.20	SCHOOLS [100%]	REVIEW	1/23/2019	DB
QUALITY	E	1.44	EXCELLENT [89%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	156,574	DETAIL ADJ	3.356	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	69,495	2000	247.47	17,198,038
\$NLA(RCN)	\$231	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	69,495	2000	209.86	14,583,936
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	15,738	2000	247.47	3,894,708
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	2,762		23.60	65,175
				FLOOR COVER	5	VINYL	1.00	F	PTA	N	PATIO	6,329		5.42	34,322
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	1,846	2000	209.86	387,394
				HEATING/COOL	9	WARM/COOL AIR	1.00		ELP	O	PASSGR. ELEV.	2		38,425.85	76,852
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	36,240,426	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF. YR/AGE	2001 / 21	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$28,629,900	

