

Key: 5109

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.242

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
COADY SCHOOL RESIDENCES LIMITED PARTNERSHIP 100 CORPORATE PLACE SUITE 104 PEABODY, MA 01960				24.3-28-0				85 COTUIT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COADY SCHOOL RESIDENCES TOWN OF BOURNE				06/09/2016	E X	400,000	29712-222 265-578				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1140	100	AFFORDABLE HSG UNITS			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-298	10/03/2023	3	ALT/RENO	26,940			0	0
B-23-109	05/09/2023	3	ALT/RENO				100	100
B-23-110	05/05/2023	3	ALT/RENO				100	100
B-23-108	04/18/2023	3	ALT/RENO				100	10
B-23-72	04/11/2023	3	ALT/RENO	99,300			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	58 APT	1.00	100	1.00	100	1.00	A	1.00	APF	0.80	1,707,520

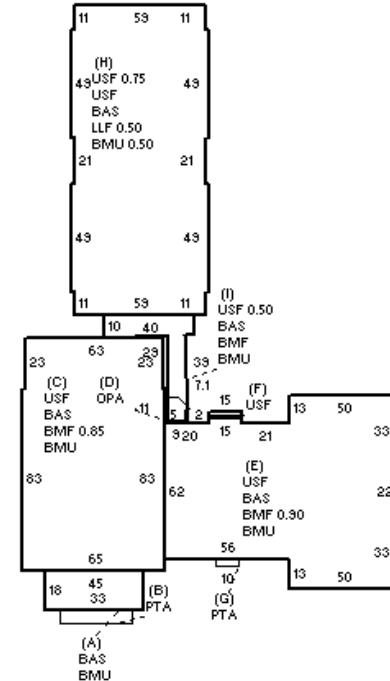
TOTAL	4.370 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	N O T E Former KEMPTON J COADY JR HIGH (3.50 ballfield 4.37 school acres) .. Prop is now affordable restricted apartments	LAND	1,707,500	1,624,000			
Infl1	AVG		BUILDING	2,243,000	2,180,500			
N_Index	AVG		DETACHED	3,400	3,100			
			OTHER	0	0			
			TOTAL	3,953,900	3,807,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		4,000	1.20	3,400



BUILDING	CD	ADJ	DESC	MEASURE	6/27/2017	BC
MODEL	5		CIM-5	LIST	6/27/2017	EST
STYLE	14	0.56	APARTMENTS HH [100%]	REVIEW	10/16/2022	PK
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [70%]			

* -- Partial Listing. See Next Page.



DE
TA
CH
ED

B
U
I
L
D
I
N
G

YEAR BLT	1908	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,411,842
NET AREA	73,477	DETAIL ADJ	0.585	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	810		18.68	15,128	CONDITION ELEM	CD
\$NLA(RCN)	\$33	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	+	BAS	L	BASE AREA	8,756	1908	33.09	289,749	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	198		4.13	818	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BMU	N	BSMT UNF	6,844		18.68	127,819	CDN/APP	V
				FLOOR COVER	1	HARDWOOD	1.00	C	BMF	L	BSMT FIN	5,817	1908	13.34	77,613		
				INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	6,844	1908	33.09	226,479		
				HEATING/COOL	9	WARM/COOL AIR	1.00	+	USF	L	UP-STRY FIN	21,679	1908	28.06	608,348		
				FUEL SOURCE	2	GAS	1.00	D	OPA	N	OPEN PORCH	98		17.98	1,762		
				NAF	0		1.00	E	BMU	N	BSMT UNF	7,946		18.68	148,399		
								E	BMF	L	BSMT FIN	7,151	1908	13.34	95,412	EFF.YR/AGE	2015 / 7
								F	USF	L	UP-STRY FIN	30	1908	28.05	841	COND	7 7 %
								G	PTA	N	PATIO	40		4.14	165	FUNC	0
								H	BMU	N	BSMT UNF	4,356		18.68	81,352	ECON	0
								H	LLF	L	LOW-LEV FIN	4,356	2016	18.85	82,106	DEPR	7 % GD 93
								+	BAS	L	BASE AREA	9,422	2016	33.09	311,789	RCNLD	\$2,243,000
								H	USF	L	UP-STRY FIN	8,711	2016	28.06	244,445		

