

Key: 5136

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.271

LEGAL

LAND

DETACHED

BUILDING

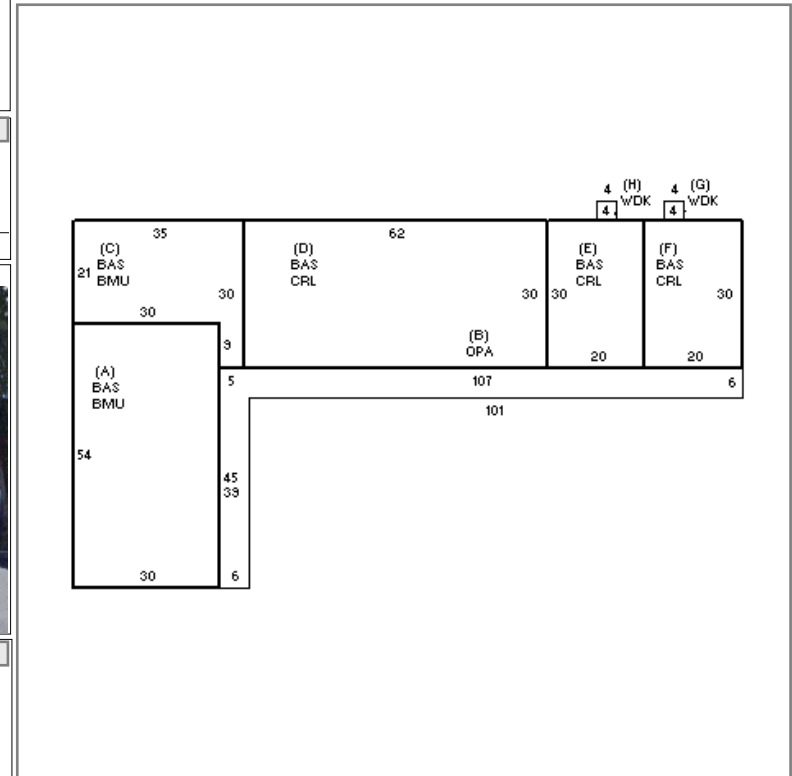
CURRENT OWNER				PARCEL ID				LOCATION				
H & H REAL ESTATE ASSOC LLC				24.3-55-0				16 WATERHOUSE RD				
16 WATERHOUSE RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE, MA 02532 USA				H & H REAL ESTATE ASSOC L				11/29/2005	QS	549,900	20516-237	
				GLAVIN JEFFREY J TR				09/21/1998	QS	350,000	11711-167	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20212	03/06/2020	3	ALT/RENO	5,500			0 0
17693	09/05/2017	3	ALT/RENO	1,200	03/14/2019	RP	100 100
16900	10/21/2016	14	SOLAR	60,968	03/14/2019	RP	100 100
06093	02/09/2006	7	SIGN	5,755	01/31/2007	MJ	100 100
05872	12/27/2005	3	ALT/RENO	12,000	01/31/2007	MJ	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	17,730	C-6	1.00	100	546,600	1.58	A	1.00	65	1.20	351,230

TOTAL	17,729 SF	ZONING	3	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	351,200	337,700			
Infl1	AVG		BUILDING	295,800	279,300			
N_Index	AVG		DETACHED	8,000	7,300			
			OTHER	0	0			
			TOTAL	655,000	624,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		12,176	1.20	7,300
SW1	E	1.90	30 0.70	4X7	2000	34.77	700



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2019	RP
MODEL	5		CIM-5	LIST	3/14/2019	RP
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	5,460	DETAIL ADJ	1.019
\$NLA(RCN)	\$76	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,620		18.40	29,808
+	BAS	L	BASE AREA	5,460	1973	62.60	341,769
B	OPA	N	OPEN PORCH	876		16.91	14,809
C	BMU	N	BSMT UNF	780		18.40	14,352
+	CRL	N	CRAWL	3,060		4.90	14,994
+	WDK	N	WOOD DECK	32		25.72	823

TOTAL RCN	416,555
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1985 / 37
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$295,800