

Key: 5830

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.985

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN THOMAS E TR DONBROS REALTY TRUST PO BOX 1197 POCASSET, MA 02559-1197				27.0-85-3				6 COLONEL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOVAN THOMAS E				09/21/1987	XX		5939-268				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-465	12/29/2021	13	OTHER				100	100
900667	12/27/1990	2	ADDITIONS	4,000	12/03/1991	JS	100	100
900511	09/24/1990	3	ALT/RENO	5,000	12/03/1991	JS	100	100
900338	07/03/1990	3	ALT/RENO	800	12/03/1991	JS	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	387,175	1.04	A	1.00	45	0.85		370,710
303	A	0.792	C-5	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	45	0.85		15,350

TOTAL	1.710 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	386,100	371,200			
Infl1	AVG		BUILDING	273,600	242,600			
N_Index	AVG		DETACHED	25,300	23,300			
			OTHER	305,000	264,800			
			TOTAL	990,000	901,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		40,000	1.20	24,000
SW1	A	1.00	10 0.90		18	18.30	300
SW1	A	1.00	10 0.90		18	18.30	300
W06	A	1.00	50 0.50		200	7.40	700

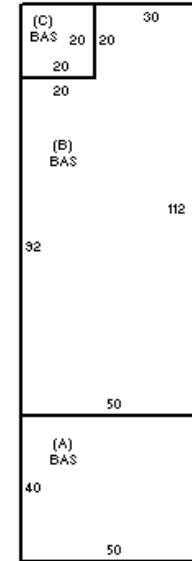


PHOTO	08/16/2021
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	56	0.86	WAREHOUSE [68%]	REVIEW	8/16/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	7,600	DETAIL ADJ	0.712	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,400	1986	43.90	105,353
\$NLA(RCN)	\$44	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	5,200	1986	43.90	228,264
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	8	PLYWOOD	0.88								
% AIR COND	32		1.01	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	333,617
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$273,600



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CURRENT OWNER						PARCEL ID				LOCATION			
DONOVAN THOMAS E TR DONBROS REALTY TRUST PO BOX 1197 POCASSET, MA 02559-1197						27.0-85-3				6 COLONEL DR			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

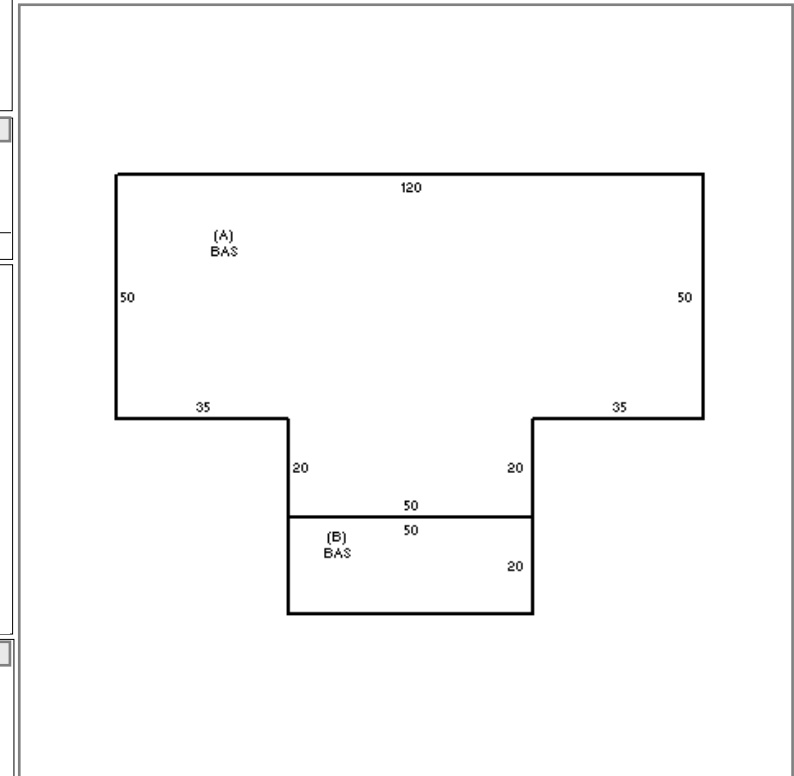
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE				6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	305,000	
Infl1			BUILDING		
N_Index			OTHER		
			TOTAL		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
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BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	53	0.91	STORAGE GARAGE [88%]	REVIEW	8/16/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,000	DETAIL ADJ	0.757	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	7,000	1986	46.49	325,443
\$NLA(RCN)	\$46	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	1,000	1986	46.49	46,492
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	371,935
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$305,000