

Key: 5836

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.993

LEGAL

LAND

DETACHED

BUILDING

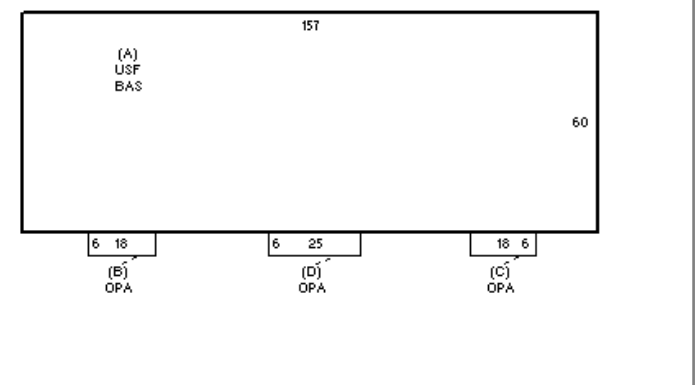
CURRENT OWNER				PARCEL ID				LOCATION			
RAPONI FRANCO TRS OF PAESANO REALTY TRUST PO BOX 3139 POCASSET, MA 02559				27.0-87-0				119-123 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAPONI FRANCO TRS OF PAESANO CO LLC				06/12/2008	F	1	22975-95				
ANTHONY WILLIAM S TR				09/01/2004	G	820,000	18992-237				
				05/10/2001	G	1,112,000	(161440)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MEDICAL OFFICE BLDG				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-211	07/21/2023	3	ALT/RENO	18,025				0
B-22-122	04/16/2022	3	ALT/RENO	64,500				0
B-21-268	07/28/2021	3	ALT/RENO	1,500	08/13/2021			100
19039	01/28/2019	3	ALT/RENO	60,500	03/01/2019	RP		100
SS19-03		11	SPLITS/SUBS	3,800	01/01/2018	KT		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	614,925	1.04	CVB	1.00	75	1.35	588,780
303	A	1.699	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	52,300

TOTAL	2.617 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E 1x4 Remax;1x4 Bayside Commercial;3x4 Bourne Tech Park	LAND	641,100	616,400		
Infl1	AVG			BUILDING	1,350,300	1,314,100		
N_Index	AVG			DETACHED	20,500	28,600		
				OTHER	202,400	173,900		
				TOTAL	2,214,300	2,133,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	50 0.50	2014	24	21.80	300
PAV	A	1.00	50 0.50	2004	25,000	1.20	15,000
LH1	A	1.00	50 0.50	2007	5	845.50	2,100
LH2	A	1.00	50 0.50	2007	2	1,328.60	1,300
LH3	A	1.00	50 0.50	2007	2	1,811.90	1,800



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2019	RP
MODEL	5		CIM-5	LIST	3/1/2019	RP
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	8/30/2023	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

BLDG COMMENTS

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,588,580
NET AREA	18,840	DETAIL ADJ	1.332	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	9,420	2007	88.62	834,782		
\$NLA(RCN)	\$84	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	9,420	2007	75.15	707,896		
				ROOF SHAPE	4	FLAT/SHED	0.98	+	OPA	N	OPEN PORCH	366		20.43	7,477		
				ROOF COVER	7	ROLL	0.98		ELP	O	PASSGR. ELEV.	1		38,425.90	38,426		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$1,350,300
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MEDICAL OFFICE BLDG				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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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	202,400	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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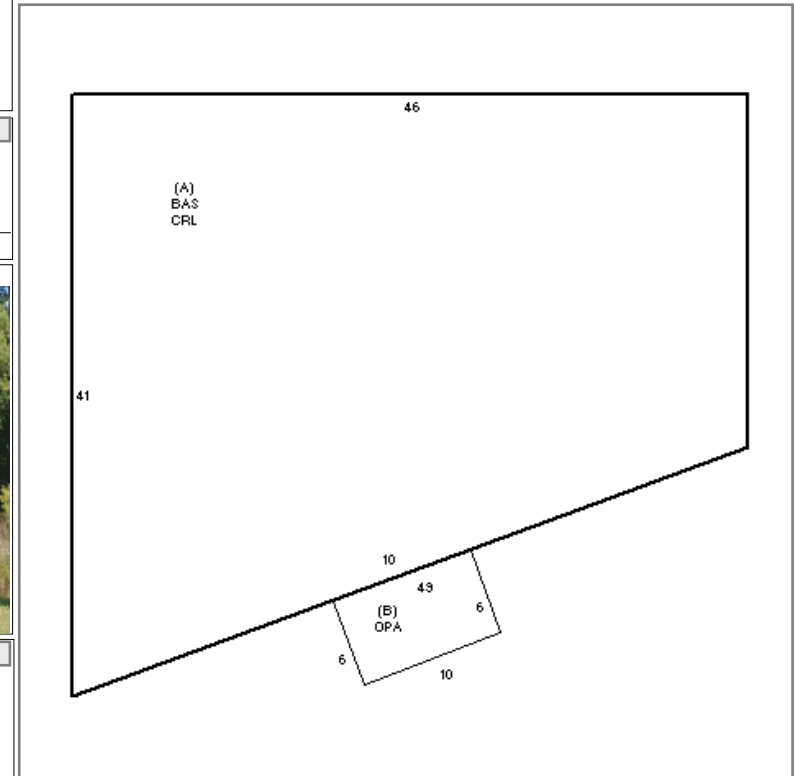
BUILDING	CD	ADJ	DESC	MEASURE	3/1/2019	RP
MODEL	5		CIM-5	LIST	7/5/2017	EST
STYLE	21	1.35	PROF. BUILDING [100%]	REVIEW	8/30/2023	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2016	SIZE ADJ	1.000
NET AREA	1,495	DETAIL ADJ	1.346
\$NLA(RCN)	\$144	OVERALL	1.015
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	100	1.02	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	7	ROLL	0.98
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL	1,495		4.97	7,436
A	BAS	L	BASE AREA	1,495	2016	138.26	206,701
B	OPA	N	OPEN PORCH	60		20.44	1,226



TOTAL RCN	215.363
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$202,400