

Key: 5930

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.086

LEGALS

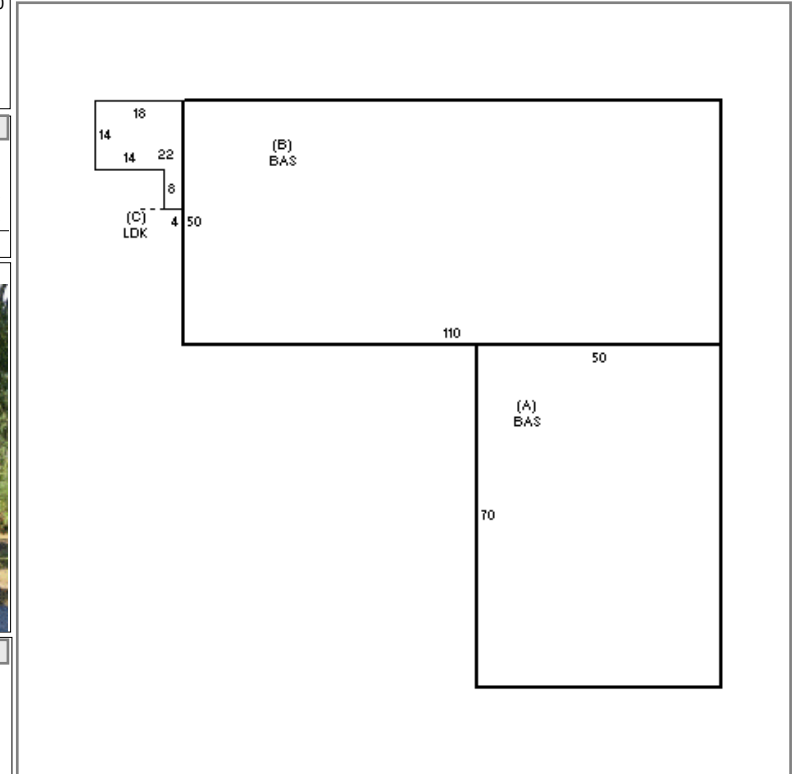
CURRENT OWNER				PARCEL ID				LOCATION			
RYAN FAMILY AMUSEMENTS INC 116 WATERHOUSE RD BOURNE, MA 02532				27.0-149-0				116 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN FAMILY AMUSEMENTS IN				02/06/2017	F	600,000	30284-56				
RYAN JAMES A &				05/22/1987	QS	350,000	5906-105				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			6	1	1 of 1	
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
103	S	20,000	C-5	1.00	100	546,600	1.48	A	1.00	65	1.20	372,050
303	A	0.462	C-5	1.00	100	27,360	1.00	A	1.00	65	1.20	12,640

TOTAL	40,119 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	384,700	369,900			
Infl1	AVG		BUILDING	367,700	333,300			
N_Index	AVG		DETACHED	7,000	6,400			
			OTHER	0	0			
			TOTAL	759,400	709,600			



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	50 0.50		11,664	1.20	7,000	09/13/2021

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	RP
MODEL	5		CIM-5	LIST	9/13/2021	EST
STYLE	56	0.88	WAREHOUSE [61%]	REVIEW	9/13/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	448,378
NET AREA	9,000	DETAIL ADJ	0.850	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,500	1987	49.23	172,293	CONDITION ELEM	CD
\$NLA(RCN)	\$50	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	5,500	1987	49.23	270,746	EXTERIOR	G
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	LDK	N	LOADING DOCK	284		18.80	5,339	INTERIOR	G
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	G
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND	40		1.01	INT. FINISH	2	DRYWALL	1.00										
% SPINKLERS	0		1.00	HEATING/COOL	8	HEAT PUMP	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
EFF.YR/AGE																2004 / 18	
COND																18 18%	
FUNC																0	
ECON																0	
DEPR																18 % GD 82	
RCNLD																\$367,700	