

Key: 6965

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.114

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DALEY PARTNERS INVESTMENT LLC				31.4-17-0				171 CLAY POND RD			
94 ELM ST MEDFIELD, MA 02052				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DALEY PARTNERS INVESTMENT				06/24/2022	C	1,000,000	35206-213
				SPENCER'S GARDENS &				06/20/2001	O	275,000	13954-338
				FENTON EUGENIE H TR				01/31/1980	XX	3094+-59+	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	80	COMMERCIAL-RESID			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-71	05/24/2023	3	ALT/RENO	25,000			0 0
10156	04/12/2010	7	SIGN	800	08/19/2014	JB	100 100
	01/11/2005	4	DETACH.STRUC	12,000	09/12/2006	MJ	100 100
970119	03/25/1997	4	DETACH.STRUC	2,000	04/30/1998	JS	100 100
970110	03/19/1997	3	ALT/RENO	500	04/30/1998	JS	100 100

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	1.00	100	1.00	546,600	1.48	A	1.00	65	1.20		372,050
303	A	0.460	C-5	1.00	100	1.00	100	1.00	27,360	1.00	A	1.00	65	1.20		12,590

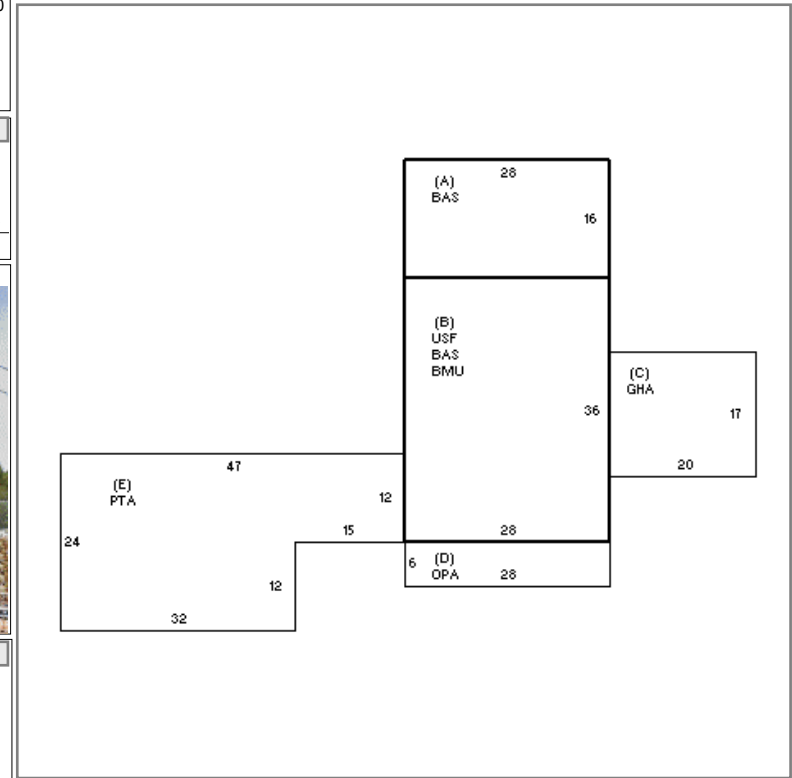
TOTAL	40,032 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	HAS PLASTIC COVERED TEMPORARY GREENHOUSE; PARKING LOT IS GRAVEL		LAND	384,600	369,900
Infl1	AVG		BUILDING	188,700	181,500		
N_Index	AVG		DETACHED	47,300	45,100		
			OTHER	0	0		
			TOTAL	620,600	596,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50		128	16.42	1,100	
C06	A	1.00	50 0.50		680	10.10	3,400	
W06	A	1.00	50 0.50		100	7.40	400	
GHD	M	0.70	30 0.70	100X50	2005	5,000	12.11	42,400



BUILDING	CD	ADJ	DESC	MEASURE	4/1/2021	RP
MODEL	5		CIM-5	LIST	4/1/2021	RP
STYLE	31	1.51	STORE(SM.RETAIL [41%]	REVIEW	4/1/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	262,099
NET AREA	2,464	DETAIL ADJ	1.478	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	448	1986	98.29	44,033	CONDITION ELEM	CD
\$NLA(RCN)	\$106	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNF	1,008		18.40	18,547	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.01	B	BAS	L	BASE AREA	1,008	1986	98.29	99,073	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	1,008	1986	83.35	84,014	CDN/APP	A
				FLOOR COVER	5	VINYL	1.00	C	GHA	N	ATT GREENHOUSE	340		5.499	5,499		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	168		16.10	2,705		
				HEATING/COOL	2	HOT WATER	1.02	E	PTA	N	PATIO	948		3.70	3,508		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIX	5		944.00	4,720		
				NAF	0		1.00										



EFF.YR/AGE	1987 / 35
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$188,700