Key: 6973

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,115

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RJG LLC 22 BRIGGS AVE BOURNE, MA 02532	31.4-18-0	175 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RJG LLC	11/22/2022	QS	1,100,000	35500-247
CHAMORRO ANDRES JR & ANDR	06/23/2006	QS	600,000	21125-102
LONG EARLE F &	05/28/1988	XX		6292-183

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE	6	1	1 of 3

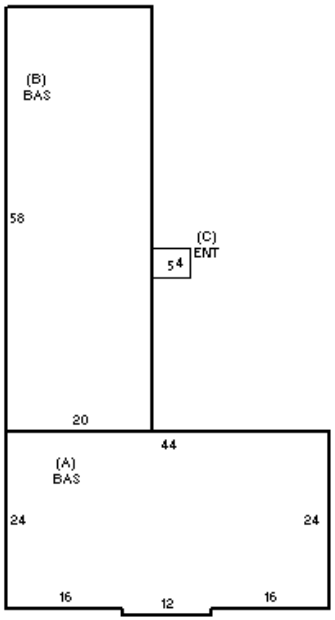
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-442	12/06/2021	3	ALT/RENO	8,000	01/11/2023		100	100
EXB-21-303	04/30/2021	3	ALT/RENO	5,000	01/11/2023		100	100
B-20-198	07/21/2020	3	ALT/RENO		01/11/2023		100	100
		12	CYCLICAL		03/29/2018	BC	100	100
09107	04/02/2009	2	ADDITIONS	1,600	08/26/2009	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	29,316	C-5 1.00	100 1.00	100 1.00	614,925	1.22	A 1.00	75 1.35			504,110

TOTAL	29,316 SF	ZONING		FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	504,100	408,800
BUILDING	144,000	95,600
DETACHED	9,000	8,300
OTHER	157,600	123,200
TOTAL	**814,700**	**635,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50	92 X52+55X74		8,854	1.20	5,300
SHM	A 1.00	10 0.90	12 X 20	2009	240	10.88	2,400
C06	A 1.00	50 0.50		2007	250	10.10	1,300

PHOTO 03/21/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	7	1.30	ARCADE BLDG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/21/2023	RP
LIST	3/21/2023	EST
REVIEW	3/21/2023	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	2,228	DETAIL ADJ	1.231
$NLA(RCN)	$87	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	50	1.02
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	10	HOT/COOL WATER	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,228	1930	87.09	194,044
C	ENT	N	ENCL ENTRY	20		28.00	560

TOTAL RCN	194,604
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1991 / 31	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$144,000

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,116

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RJG LLC 22 BRIGGS AVE BOURNE, MA 02532	31.4-18-0	175 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE		2	2 of 3

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

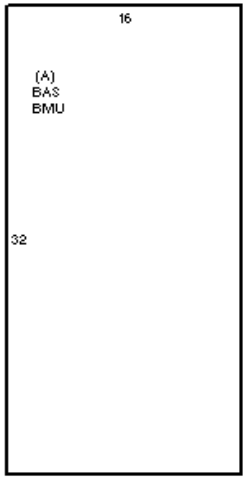
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	82,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/21/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	2.25	STORE(SM.RETAIL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/21/2023	RP
LIST	3/21/2023	EST
REVIEW	3/21/2023	RP

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	512	DETAIL ADJ	2.158
$NLA(RCN)	$250	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHINGLE	1.01
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	512		18.40	9,421
A	BAS	L	BASE AREA	512	1940	231.98	118,776

TOTAL RCN	128,197

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$82,000

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Town of Bourne - Fiscal Year 2024

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LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RJG LLC 22 BRIGGS AVE BOURNE, MA 02532	31.4-18-0	175 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE	6	3	3 of 3

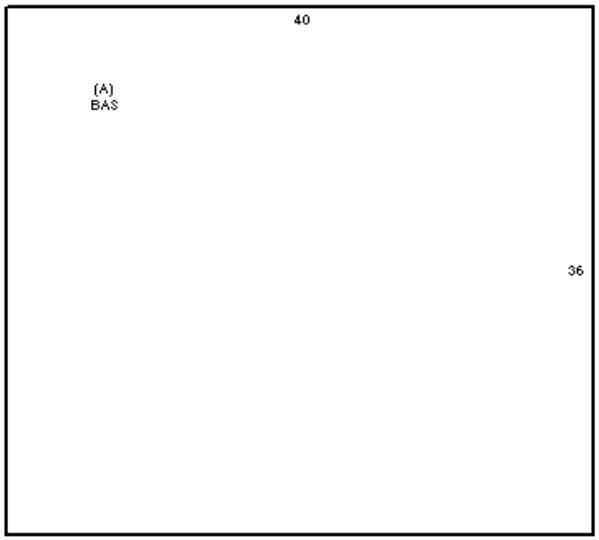
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	75,600	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/21/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	1.15	SERVICE GARAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	3/21/2023	RP
LIST	3/21/2023	EST
REVIEW	3/21/2023	RP

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,440	DETAIL ADJ	0.830
$NLA(RCN)	$68	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	7	NONE	0.83
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,440	1997	68.16	98,156

TOTAL RCN	98,156

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1997 / 25		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$75,600