

Key: 7350

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.498

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GREGORY DOUGLAS D TR OF 7 OTIS PARK DR RLTY TRUST 385 SANDWICH RD E FALMOUTH, MA 02536				35.0-47-0				7 OTIS PARK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GREGORY DOUGLAS D TR OF				05/17/2006	F		(180065)				
GREGORY DOUGLAS D &				12/27/2005	B	310,000	(178890)				
BOURNE CONSTRUCTION LLC				07/30/2004	QS	185,000	(173937)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06253	06/12/2006	1	NEW CONSTRUC	540,000	06/23/2008	JB	90	100
04361	05/24/2004	7	SIGN		06/05/2007	MM	100	100

LAND

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	455,500	1.04	A	1.00	55	1.00		436,130
203	A	0.622	C-5	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00		99,210

TOTAL	1.540 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E Sea Watch Realty - asking \$199,000 for 35.0/47 + parcel 6.5 as of 10/02	LAND	535,300	514,800		
Infl1	AVG		BUILDING	439,500	381,900		
N_Index	AVG		DETACHED	24,900	22,900		
			OTHER	0	0		
			TOTAL	999,700	919,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2006	20,000	1.20	21,600
SP2	G	1.20	30 0.70 6X6		36	130.44	3,300



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2019	RP
MODEL	5		CIM-5	LIST	7/2/2019	RP
STYLE	56	0.82	WAREHOUSE [91%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,016
NET AREA	9,200	DETAIL ADJ	0.885	FOUNDATION	2	SLAB	1.00	A	MZF	N	FIN MEZ	800		18.70	14,960	CONDITION ELEM	CD
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	A	BAS	L	BASE AREA	800	2007	53.57	42,856	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	B	BAS	L	BASE AREA	8,400	2007	53.57	449,988	INTERIOR	A
				ROOF COVER	10	METAL	1.00	C	LDK	N	LOADING DOCK	490		18.80	9,212	CDN/APP	A
				FLOOR COVER			1.00										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$439,500

