Key: 7368

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,523

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
28JBD LLC **28 JONATHAN BOURNE DRIVE** **POCASSET, MA 02559**	**35.0-87-0**	**28 JONATHAN BOURNE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
28JBD LLC	08/17/2021	C	975,000	34387-306
DROLETTE WALTER K	12/11/2018	A	657,500	31720-220
DROLETTE WALTER K AND	01/12/1998	QS	85,000	11163-99

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3160	100	OTHR STORAGE,WAREHSE	6	1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3029	01/24/2003	1	NEW CONSTRUC	200,000	07/07/2003	MJ	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,032	C-5 1.00	100 1.00	100 1.00	455,500	1.04	A 1.00	55 1.00			436,320

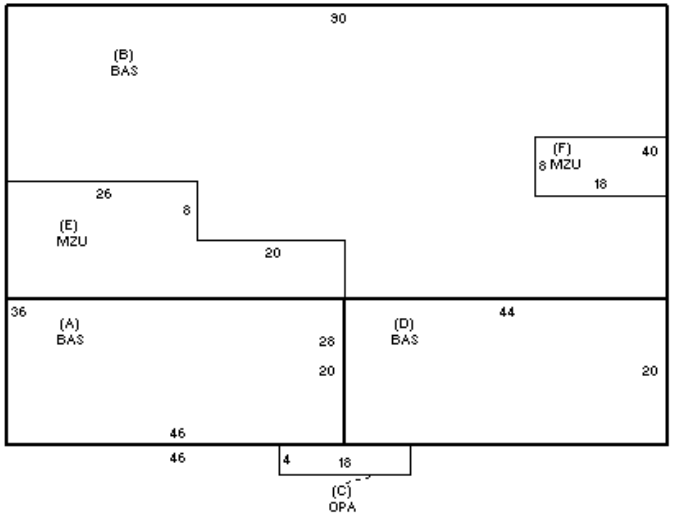
TOTAL	40,032 SF	ZONING		FRNT	0
Nbhd	BOURNE	NOTE	Plan approved 11/21/02 for 60' X 90' office/warehouse building		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	436,300	419,600
BUILDING	282,800	252,100
DETACHED	3,000	2,800
OTHER	0	0
TOTAL	**722,100**	**674,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50		2004	5,000	1.20	3,000

PHOTO 05/16/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.87	WAREHOUSE [67%]
QUALITY	V	1.25	VERY GOOD [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	5/16/2019	RP
LIST	5/16/2019	RP
REVIEW		

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	5,400	DETAIL ADJ	0.825
$NLA(RCN)	$64	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	25	1.01
% 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	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
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
+	BAS	L	BASE AREA	1,800	2003	60.38	108,680
B	BAS	L	BASE AREA	3,600	2003	60.38	217,361
C	OPA	N	OPEN PORCH	72		20.13	1,449
E	MZU	N	UNF MEZ	1,496		10.63	15,895
F	MZU	N	UNF MEZ	144		10.63	1,530

TOTAL RCN 344,915

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 2004 / 18

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $282,800