

Key: 7369

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.524

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN HENRY F C/O CRE REALTY INC P O BOX 1197 POCASSET, MA 02559-1197				35.0-88-0				6 BENJAMIN NYE CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOVAN HENRY F				08/11/2004	F		()				
COUNTRY RIDGE ESTATES INC				10/06/2003	N		()				
DONOVAN HENRY F				01/30/2003	N	105,000	()				

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	%
19116	02/21/2019	3	ALT/RENO	12,000	04/11/2019	RP	100	100
5322	05/17/2005	3	ALT/RENO	10,000	09/20/2006	MJ	100	100
03384	06/16/2003	1	NEW CONSTRUC	200,000	03/05/2004	MJ	100	100


LAND

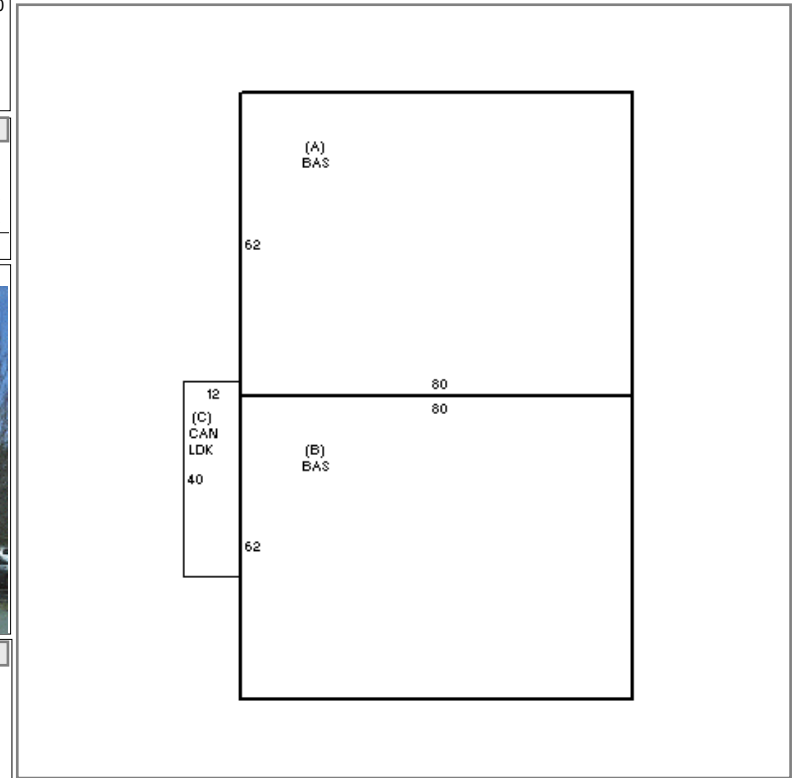
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00	436,130
303	A	0.079	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	1,800

TOTAL	43,429 SF	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	437,900	421,100			
Infl1	AVG		BUILDING	459,300	422,900			
N_Index	AVG		DETACHED	4,600	4,200			
			OTHER	0	0			
			TOTAL	901,800	848,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	+	1.10	50 0.50		7,000	1.32	4,600	03/02/2018





BUILDING	CD	ADJ	DESC	MEASURE	4/11/2019	RP
MODEL	5		CIM-5	LIST	4/11/2019	RP
STYLE	63	0.90	LIGHT MANUF. [50%]	REVIEW		
QUALITY	G	1.18	GOOD [50%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	560,081
NET AREA	9,920	DETAIL ADJ	0.840	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,960	2004	54.79	271,740	CONDITION ELEM	CD
\$NLA(RCN)	\$56	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	4,960	2004	54.79	271,740	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	LDK	N	LOADING DOCK	480		19.08	9,159	INTERIOR	A
				ROOF COVER	10	METAL	1.00	C	CAN	N	CANOPY	480		15.50	7,442	CDN/APP	A
				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										

EFF.YR/AGE	2004 / 18
COND	18 18%
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$459,300