Key: 7371

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,526

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
C C VENTURES INC P O BOX 1197 POCASSET, MA 02559-1197	35.0-90-0	32 JONATHAN BOURNE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
C C VENTURES INC	11/02/1994	B	100	9430-214

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	%
17322	05/05/2017	7	SIGN	2,000	05/21/2018	BC	100	100
17051	01/20/2017	3	ALT/RENO	25,000	08/21/2017	BC	100	100
02173	04/01/2002	3	ALT/RENO	30,000	08/11/2003	MJ	100	100
01560	09/05/2001	3	ALT/RENO	10,000	06/03/2002	MJ	100	100
980113	03/16/1998	3	ALT/RENO	2,500	01/26/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	90,000	C-5	1.00	100	1.00	100	1.00	455,500	1.00	A	1.00	55	1.00			941,120
203	A	1.000	C-5	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00			159,500
303	A	1.684	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00			38,400

TOTAL	4.750 Acres	ZONING	6	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

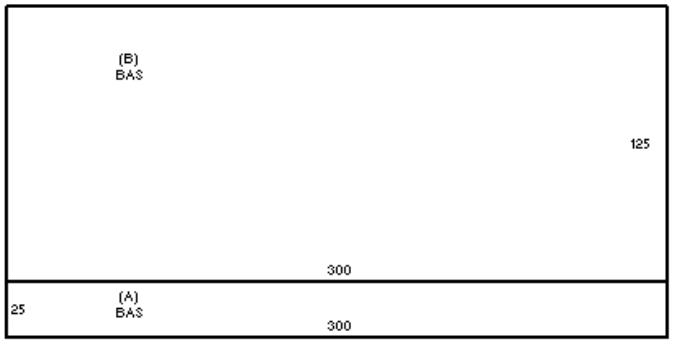
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	1,139,000	1,095,200
BUILDING	1,733,300	1,533,100
DETACHED	25,000	23,000
OTHER	0	0
TOTAL	**2,897,300**	**2,651,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50	0.50			38,357	1.20	23,000
C06	A	1.00	50	0.50			400	10.10	2,000

PHOTO 08/21/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	57	1.04	OFFICE WAREHOUS [84%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	5/21/2018	BC
LIST	5/21/2018	EST
REVIEW	7/3/2018	DB

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	47,500	DETAIL ADJ	0.935
$NLA(RCN)	$48	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	2	1.00
% HEATED	100	1.00
% AIR COND	50	1.02
% SPINKLERS	100	1.02

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	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	7,500	1994	48.40	363,003
B	BAS	L	BASE AREA	37,500	1994	48.40	1,815,011
	USF	L	UP-STRY FIN	2,500	1994	41.04	102,608

TOTAL RCN	2,280,622

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$1,733,300