

Key: 8459

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.623

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
HMCT ENTERPRISES LLC 123 TAUNTON AVE NORTON, MA 02766				39.0-66-2				103 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HMCT ENTERPRISES LLC				12/30/2021	A	750,000	34796-7				
POCASSET PLACE REALTY TRU				10/19/2021	F	1	34582-191-92				
PATTERSON THOMAS				09/17/1987	F		5933-222				

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	%
03461	07/14/2003	7	SIGN				100	100
200341	06/05/2000	2	ADDITIONS	45,000	12/07/2000	EB	100	100
960042	02/16/1996	7	SIGN	2,000	09/24/1997	PAM	0	100
920052	02/06/1992	7	SIGN	100	02/04/1993	JS	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-5	1.00	100	1.00	100	1.00	546,600	1.48	A	1.00	65	1.20	372,050
203	A	1,000	C-5	1.00	100	1.00	100	1.00	191,400	1.00	A	1.00	65	1.20	191,400
303	A	0.330	C-5	1.00	100	1.00	100	1.00	27,360	1.00	A	1.00	65	1.20	9,030

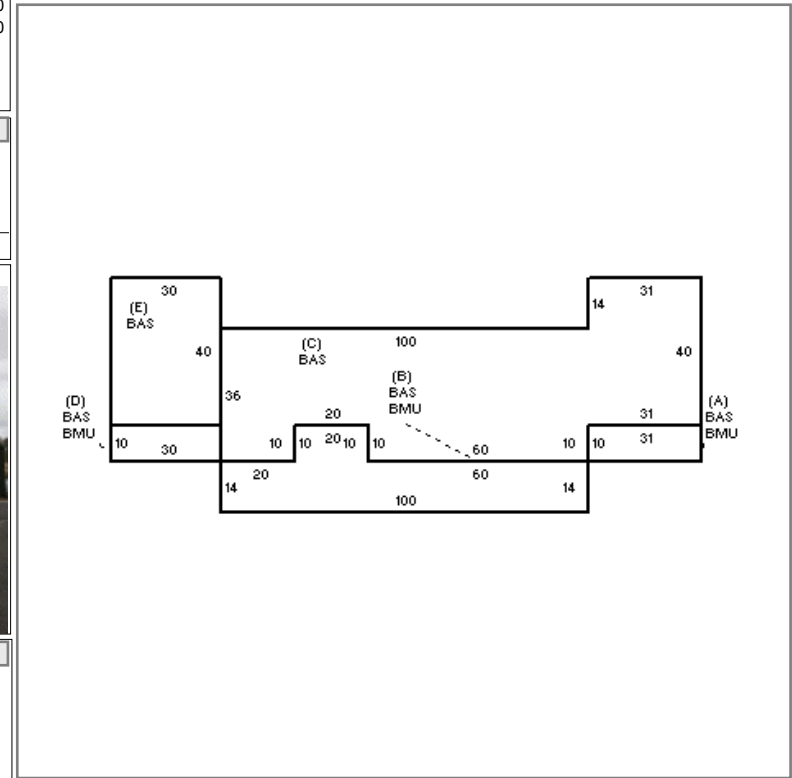
TOTAL	1.789 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	5 STORAGE TRAILERS; Site Plan Review for 6 parking spaces buying and selling of cars over Internet		LAND	572,500	550,500
Infl1	AVG			BUILDING	304,400	270,600		
N_Index	AVG			DETACHED	11,000	10,300		
				OTHER	0	0		
TOTAL							887,900	831,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	A	1.00	30 0.70		36	21.80	500
PAV	A	1.00	50 0.50		10,880	1.20	6,500
C06	A	1.00	50 0.50		800	10.10	4,000

PHOTO 08/02/2018



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2018	BC
MODEL	5		CIM-5	LIST	4/10/2018	EST
STYLE	56	0.86	WAREHOUSE [73%]	REVIEW	8/2/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,050	DETAIL ADJ	0.768	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	310		18.40	5,704
\$NLA(RCN)	\$48	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	2,210	2000	42.82	94,623
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	1,600		18.40	29,440
				ROOF COVER	10	METAL	1.00	+	BAS	L	BASE AREA	5,840	2000	42.82	250,045
				FLOOR COVER	9	CONCRETE	0.95	D	BMU	N	BSMT UNF	300		18.40	5,520
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	385,332	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2001 / 21	
COND	21 21 %	
FUNC	0	
ECON	0	
DEPR	21 % GD	79
RCNLD	\$304,400	

DETACHED

BUILDING