

Key: 8518

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.683

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIANCOLA PROPERTIES COMMERCE LLC PO BOX 3 POCASSET, MA 02559				39.0-76-0				11 COMMERCE PARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIANCOLA PROPERTIES				08/16/2021	QS	1,200,000		(227266)			
DELOID CLAIRE & DAVID GOM				06/13/2016	F	1		(48924)			
DELOID CLAIRE & NATALIO G				02/15/2011	F			(48924)			

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 %
B-22-334	11/04/2022	3	ALT/RENO	52,858	03/01/2023	RP	100 100
E-22-723	10/27/2022	3	ALT/RENO	195,328	03/01/2023	RP	100 100
B-22-228	07/25/2022	4	DETACH.STRUC	2,500	03/01/2023	RP	100 100
B-22-138	04/26/2022	3	ALT/RENO	550,000	03/01/2023	RP	100 100

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	1,462	C-5	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	233,190

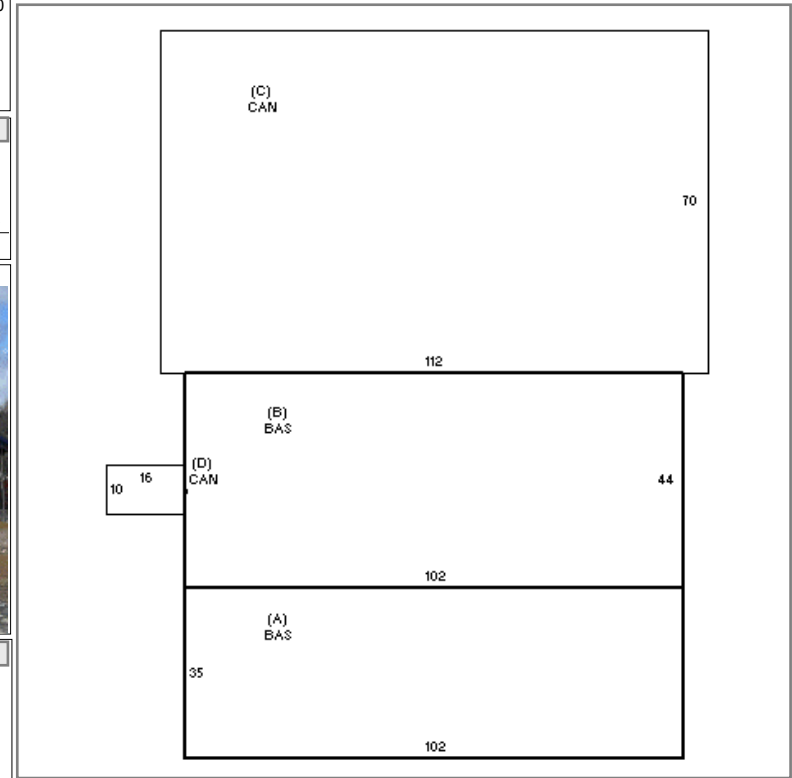
TOTAL	2.380 Acres		ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE				LAND	669,300	643,700
Infl1	AVG			LAND BUILDING	493,700	450,300			
N_Index	AVG			DETACHED	36,900	37,500			
				OTHER	0	0			
						TOTAL	1,199,900	1,131,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		48,248	1.20	28,900
C06	A	1.00	50 0.50		1,018	10.10	5,100
TN1	A	1.00	50 0.50		3,000	1.40	2,100
PM1	A	1.00	50 0.50		1	1,666.80	800



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	RP
MODEL	5		CIM-5			
STYLE	57	1.03	OFFICE WAREHOUS [56%]	LIST	3/8/2023	EST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	3/8/2023	RP
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,058	DETAIL ADJ	1.023	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,570	1972	57.43	205,030
\$NLA(RCN)	\$70	OVERALL	1.007	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	4,488	1972	57.43	257,753
				ROOF SHAPE	4	FLAT/SHED	0.98	C	CAN	N	CANOPY	7,840		13.09	102,633
				ROOF COVER	10	METAL	1.00	D	CAN	N	CANOPY	160		13.09	2,095
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	1	PLASTER	1.04								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	567,511
STORIES	1	1.00	CONDITION ELEM	CD
% HEATED	100	1.00	EXTERIOR	V
% AIR COND	50	1.02	INTERIOR	V
% SPINKLERS	50	1.01	CDN/APP	V

EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$493,700	