

Key: 8523

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.688

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
JPF DEVELOPMENT LLC 16 JENNA CIRCLE NEEDHAM, MA 02492		39.0-77-4	4 FOREST PARK DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
JPF DEVELOPMENT LLC		10/20/2021	V	775,000	34587-297
PREVETT RICHARD		02/02/2017	V		30277-31
FORZIATI CARL ET AL TRS O		04/30/1985	F		4511-95

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-175	07/03/2023	3	ALT/RENO	50,000			0 0
B-22-13	01/11/2022	1	NEW CONSTRUC	700,000	07/05/2023	TL	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
303	A	0.002	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		50

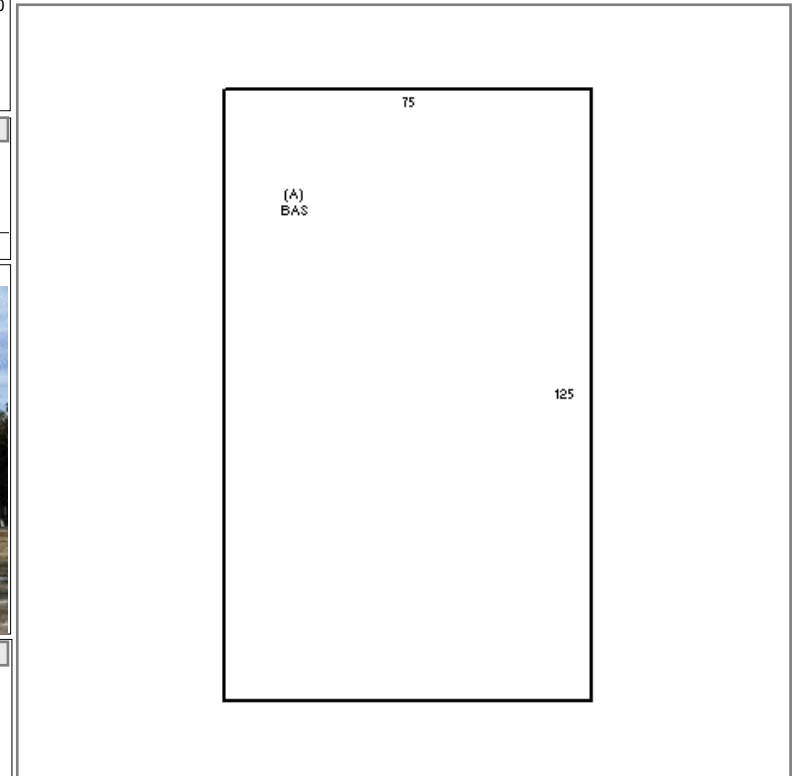
TOTAL	40,075 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	436,200	419,400		
Infl1	AVG		BUILDING	710,100	62,700		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,146,300	482,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/2/2023	RP
MODEL	5		CIM-5	LIST	2/2/2023	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	7/5/2023	TL
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS



YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	9,375	DETAIL ADJ	0.686	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$77	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	UNITS	1.00	ROOF COVER	10	METAL	1.00
% HEATED	100	ADJ	1.00	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95
% SPINKLERS	100		1.02	HEATING/COOL	7	FLR/WALL UNIT	0.95
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	717,234
A	BAS	L	BASE AREA	9,375	2021	76.50	717,234		
								CONDITION ELEM	CD
								EXTERIOR	A
								INTERIOR	A
								CDN/APP	A
								EFF.YR/AGE	2021 / 1
								COND	1 1 %
								FUNC	0
								ECON	0
								DEPR	1 % GD 99
								RCNLD	\$710,100