

Key: 8615

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.785

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LAND

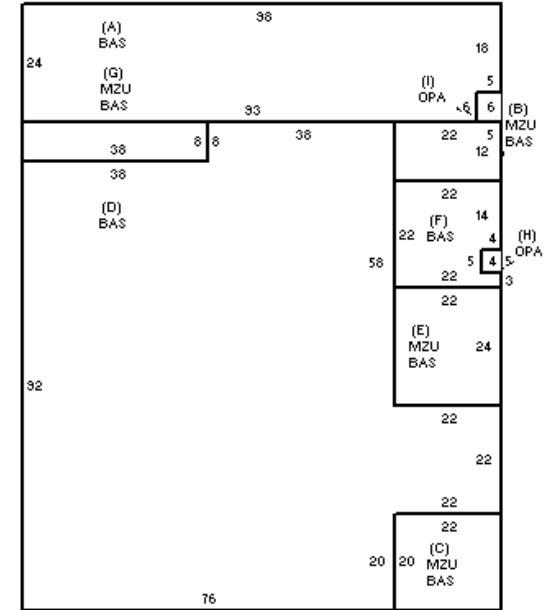
CURRENT OWNER				PARCEL ID				LOCATION				
PORTSIDE DRIVE LLC 293R WASHINGTON ST NORWELL, MA 02061				39.0-163-0				18 COMMERCE PARK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PORTSIDE DRIVE LLC				09/21/2022	G	4,448,869	(231119)					
THE PJ MEDEIROS FAMILY				10/25/2005	F		(178342)					
MEDEIROS PAUL J					XX		(89128)					
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	55	1.00		436,130
303	A	0.752	C-5	1.00	100	1.00	100	1.00	55	1.00		17,150

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	%
E-23-844	11/13/2023	3	ALT/RENO	75,000				0 0
B-23-306	10/03/2023	13	OTHER	50,000				0 0
B-23-143	06/05/2023	3	ALT/RENO	125,000				0 0
16794	09/15/2016	3	ALT/RENO	70,000	07/28/2017	BC	100	100
960448	09/17/1996	4	DETACH.STRUC		01/01/1997	PAM	100	100

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TOTAL	1.670 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	LAND	453,300	435,900		
Infl1	AVG		BUILDING	280,000	327,800		
N_Index	AVG		DETACHED	9,700	17,300		
			OTHER	0	0		
			TOTAL	743,000	781,000		

* -- Previous value excludes abatement.



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/08/2023
PAV	A	1.00	80 0.20		23,580	1.20	5,700		
C06	A	1.00	50 0.50		788	10.10	4,000		

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BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	RP
MODEL	5		CIM-5	LIST	9/14/2017	BC
STYLE	56	0.90	WAREHOUSE [67%]	REVIEW	3/8/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,571
NET AREA	12,102	DETAIL ADJ	0.775	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,322	1981	41.70	96,838		
\$NLA(RCN)	\$43	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	1,696	1981	41.70	70,731		
				ROOF SHAPE	1	GABLE	1.00	B	MZU	N	UNF MEZ	264		8.50	2,244	EXTERIOR	F
				ROOF COVER	10	METAL	1.00	C	MZU	N	UNF MEZ	440		8.50	3,740	INTERIOR	F
				FLOOR COVER	9	CONCRETE	0.95	+	BAS	L	BASE AREA	8,084	1981	41.70	337,141	CDN/APP	F
				INT. FINISH	6	MINIMUM	0.95	E	MZU	N	UNF MEZ	528		8.50	4,488		
				HEATING/COOL	15	SUSPENDED	0.95	G	MZU	N	UNF MEZ	304		8.50	2,584		
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	50		16.10	805		
				NAF	0		1.00										

CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
CDN/APP	F	
EFF.YR/AGE	1967 / 55	
COND	46	46 %
FUNC	0	uc
ECON	0	
DEPR	46	% GD 54
RCNLD		\$280,000