

Key: 8617

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.787

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KENT PROPERTIES LLC PO BOX 620 CATAUMET, MA 02534-0620				39.0-166-0				7 COMMERCE PARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENT PROPERTIES LLC				04/09/2014	F	1	(203052)				
KENT CHRISTOPHER T & BARR				09/30/2005	A	1,000,000	(178114)				
KENT ALFRED S TR					XX		00744-0058				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4000	100	BLDG FOR MANUF OPS		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19706	07/31/2019	3	ALT/RENO	25,000	10/22/2019	RP	100 100
11408	07/26/2011	3	ALT/RENO	5,200			100 100
06745	12/27/2006	2	ADDITIONS	200,000	06/07/2007	SM	100 100
950463	09/19/1995	2	ADDITIONS	38,000	02/10/1998	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	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	0.894	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	20,380

DETACHED

TOTAL	1.812 Acres		ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE SP2-2006; expansion; 5&7 Commerce Park	LAND	456,500	439,000			
Infl1	AVG			BUILDING	596,800	522,500			
N_Index	AVG			DETACHED	8,300	7,700			
				OTHER	43,100	36,900			
				TOTAL	1,104,700	1,006,100			

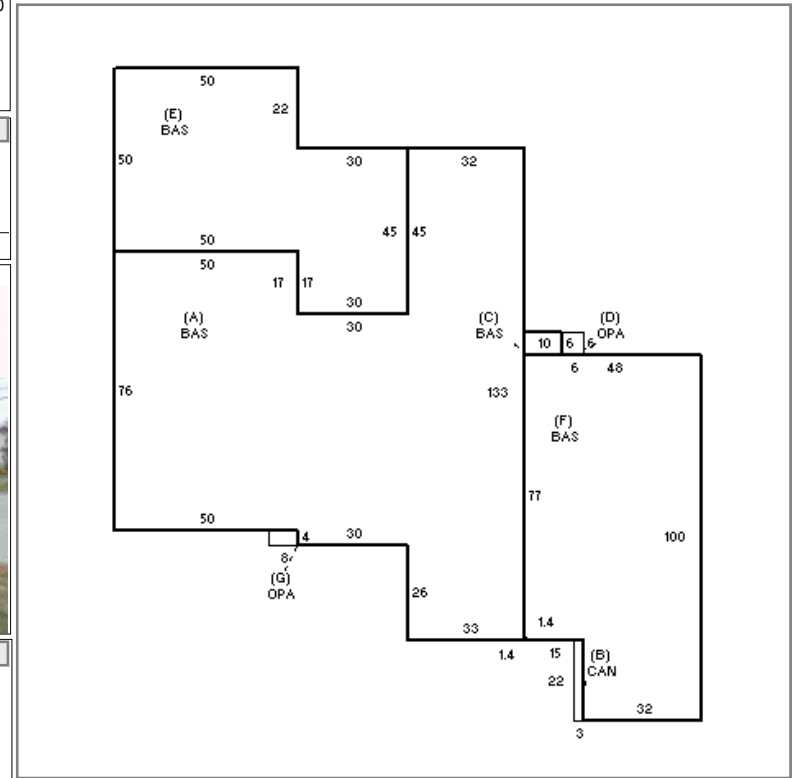
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		10,000	1.20	6,000
SW1	V	1.30	30 0.70 3X6		18	23.79	300
SHF	G	1.20	20 0.80 8X16	1985	128	19.71	2,000



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	EST
STYLE	63	0.85	LIGHT MANUF. [75%]	REVIEW	10/22/2019	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [79%]			

BUILDING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	840,560
NET AREA	18,337	DETAIL ADJ	0.780	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	9,979	1973	45.72	456,247		
\$NLA(RCN)	\$46	OVERALL	1.015	EXT. COVER	14	OTHER	1.00	B	CAN	N	CANOPY	66		14.52	958		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	60	1973	45.73	2,744		
				ROOF COVER	9	OTHER	1.00	+	OPA	N	OPEN PORCH	68		17.97	1,222		
				FLOOR COVER	9	CONCRETE	0.95	E	BAS	L	BASE AREA	3,850	2006	45.72	176,024		
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	4,448	1973	45.72	203,365		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1985 / 37	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71

RCNLD	\$596,800
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PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

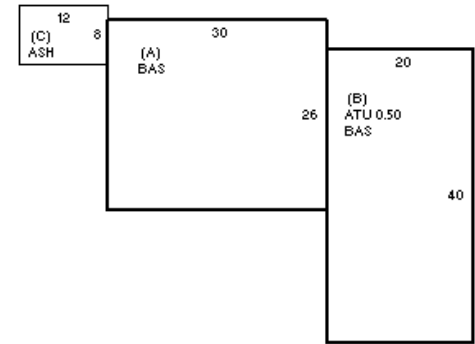
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	43,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	82,851
NET AREA	1,580	DETAIL ADJ	0.646	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	780	1976	46.04	35,915	CONDITION ELEM	CD
\$NLA(RCN)	\$52	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	BAS	L	BASE AREA	800	1976	46.04	36,835	EXTERIOR	F
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	400	19.90	7,960	INTERIOR	F
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	C	ASH	N	ATT SHED	96		22.30	2,141	CDN/APP	F	
% HEATED	100	1.00	FLOOR COVER	9	CONCRETE	0.95											
% AIR COND	0	1.00	INT. FINISH	6	MINIMUM	0.95											
% SPINKLERS	0	1.00	HEATING/COOL	15	SUSPENDED	0.95											
			FUEL SOURCE	2	GAS	1.00											
			NAF	0		1.00											
																EFF.YR/AGE	1965 / 57
																COND	48 48 %
																FUNC	0
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$43,100