

Key: 8618

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.789

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PORTSIDE DRIVE LLC 293R WASHINGTON ST NORWELL, MA 02061		39.0-167-0		19 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		(178341)
MEDEIROS PAUL J			XX		(59521)

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	%
B-22-18	01/12/2022	3	ALT/RENO	90,000			100
06777	12/11/2006	3	ALT/RENO	10,000	06/07/2007	MM	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	0.922	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	21,020

TOTAL	1.840 Acres	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	457,200	439,600			
Infl1	AVG		BUILDING	386,000	396,900			
N_Index	AVG		DETACHED	26,200	35,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>869,400</b>	<b>871,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		40,000	1.20	24,000
C06	A	1.00	50 0.50		400	10.10	2,000
SW2	A	1.00	10 0.90 3X3		9	21.80	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	RP
MODEL	5		CIM-5	LIST	3/8/2023	RP
STYLE	53	0.92	STORAGE GARAGE [80%]	REVIEW	3/8/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [80%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	12,200	DETAIL ADJ	0.852	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,400	1974	45.85	110,036
\$NLA(RCN)	\$46	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	9,800	1974	45.85	449,313
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								
STORIES		1	1.00	ROOF COVER	10	METAL	1.00								
% HEATED		100	1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND		50	1.02	INT. FINISH	5	OTHER	1.00								
% SPINKLERS		0	1.00	HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	559,349
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	G
EFF.YR/AGE	1982 / 40
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$386,000

