

Key: 8619

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.790

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
COMMERCE ROAD LLC 293R WASHINGTON ST NORWELL, MA 02061		39.0-167-1		21 COMMERCE PARK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COMMERCE ROAD LLC		09/21/2022	G	6,126,131	(231120)
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	1st	%
04878	11/26/2004	1	NEW CONSTRUC	40,000	08/21/2009	JB	100	100
02737	11/01/2002	1	NEW CONSTRUC	240,000	06/16/2003	MJ	100	100
02542	08/14/2002	5	DEMOLITIONS		06/16/2003	MJ	100	100
940591	12/05/1994	3	ALT/RENO	2,000	04/13/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	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	0.552	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	12,590

TOTAL	1.470 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE	LAND	448,700	431,500		
Inf1	AVG			BUILDING	427,800	364,900		
N_Index	AVG			DETACHED	27,200	25,200		
				OTHER	0	0		
TOTAL					903,700	821,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		45,000	1.20	27,000
SW2	A	1.00	50 0.50 4X5		20	21.80	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	RP
MODEL	5		CIM-5	LIST	3/8/2023	RP
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	3/8/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	13,926	DETAIL ADJ	0.699	FOUNDATION	2	SLAB	1.00	+	OPA	N	OPEN PORCH	74		16.09	1,191
\$NLA(RCN)	\$37	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	12,126	2003	37.27	451,881
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	66		24.50	1,617
				ROOF COVER	10	METAL	1.00	H	BAS	L	BASE AREA	1,800	2008	37.27	67,078
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	521,767
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$427,800

