Key: 8631

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,802

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HURLBURT STEPHEN C P O BOX 3238 POCASSET, MA 02559-3238	39.0-179-0	54 PORTSIDE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HURLBURT STEPHEN C	01/23/2002	B	160,000	(164098)
GRIFFIN JOHN R ET UX TRS	10/21/1994	B	100	(136715)
GRIFFIN JOHN R &	12/15/1987	QS	215,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3320	100	AUTO REPAIR FAC	6	1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08022	01/23/2008	2	ADDITIONS		07/21/2011	JB	100	100
07658	10/25/2007	6	FENCE	2,000	10/16/2008	JB	0	100
06780	12/14/2006	7	SIGN	200	06/21/2007	SM	100	100
06316	05/23/2006	2	ADDITIONS	120,000	06/21/2007	SM	100	100
930195	05/12/1993	6	FENCE	2,000	11/19/1993	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	20,000	C-5	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00			310,050
303	A	0.204	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00			4,650

TOTAL	28,880 SF	ZONING		FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

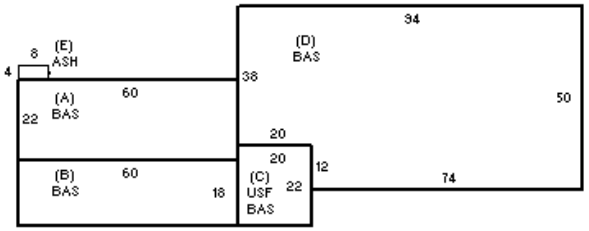
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	314,700	302,600
BUILDING	354,300	340,700
DETACHED	8,800	8,200
OTHER	0	0
TOTAL	**677,800**	**651,500**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP1	E	1.90	30	0.70	4X8	2006	32	149.34	3,300
C06	A	1.00	50	0.50		2007	275	10.10	1,400
PAV	A	1.00	50	0.50	80 X 85		6,800	1.20	4,100

PHOTO 08/16/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	1.11	SERVICE GARAGE [75%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	8/16/2021	RP
LIST	8/16/2021	EST
REVIEW	8/16/2021	RP

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	7,740	DETAIL ADJ	0.980
$NLA(RCN)	$57	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	18	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,320	1983	57.62	76,064
B	BAS	L	BASE AREA	1,080	1983	57.62	62,234
C	BAS	L	BASE AREA	440	2007	57.63	25,355
C	USF	L	UP-STRY FIN	440	1983	48.87	21,501
D	BAS	L	BASE AREA	4,460	2007	57.62	257,003
E	ASH	N	ATT SHED	32		22.31	714

TOTAL RCN 442,871

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 2003 / 19

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $354,300