

Key: 8671

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.842

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
55 PORTSIDE LLC 55 PORTSIDE DR POCASSET, MA 02559				39.0-219-0				55 PORTSIDE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
55 PORTSIDE LLC				09/24/2021	QS	725,000	(227661)				
55 PORTSIDE DRIVE LLC				03/04/2013	N	450,000	(199763)				
VELVINE PHILIP TR OF				05/04/1989	QS	125,000	(117458)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	BLDGS FOR MANUF OPS			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13085	02/14/2013	13	OTHER				100	100
11594	09/30/2011	3	ALT/RENO	22,480			100	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	0.202	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		4,610

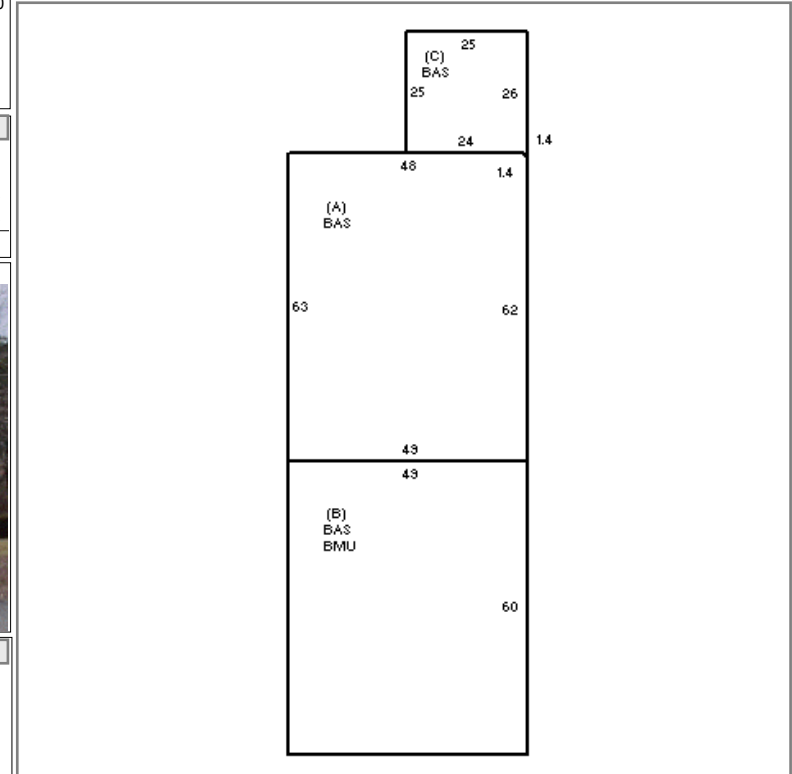
TOTAL	1.120 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	440,700	423,800		
Infl1	AVG		BUILDING	317,100	288,500		
N_Index	AVG		DETACHED	6,400	5,900		
			OTHER	0	0		
			TOTAL	764,200	718,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	V	1.30	30 0.70	4 X 6	24	23.79	400
PAV	A	1.00	50 0.50		10,000	1.20	6,000



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2013	JB
MODEL	5		CIM-5	LIST	7/8/2013	JB
STYLE	56	0.89	WAREHOUSE [56%]	REVIEW	7/8/2013	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	386.687
NET AREA	6,653	DETAIL ADJ	0.878	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	3,087	1989	49.99	154,323	CONDITION ELEM	CD
\$NLA(RCN)	\$58	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BMU	N	BSMT UNF	2,940		18.40	54,096	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	2,940	1989	49.99	146,974	INTERIOR	G
				ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	626	1989	49.99	31,294	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

EFF.YR/AGE	2004 / 18
COND	18 18%
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$317,100