

Key: 9667

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.898

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
21 FOSTER HOWARD LLC PO BOX 225 N FALMOUTH, MA 02556				44.0-18-0				21 FOSTER HOWARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
21 FOSTER HOWARD LLC				01/21/2022	O	275,000	34845-241				
SORENTI BROS INC					XX		01037-0351				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-156	06/05/2023	3	ALT/RENO	12,500			0 0
B-22-303	11/02/2022	1	NEW CONSTRUC	348,719	06/08/2023	TL	100 100
14535	07/08/2014	5	DEMOLITIONS				100 100
10615	10/13/2010	5	DEMOLITIONS		05/31/2012	JB	100 100
SS24-7		11	SPLITS/SUBS				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00		310,050
303	A	0.115	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		2,620

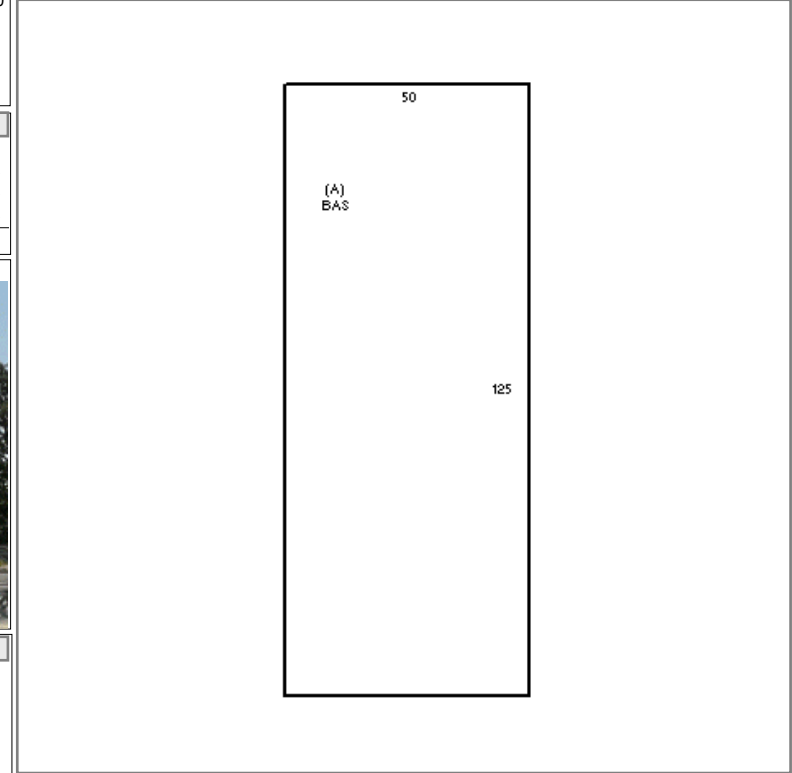
TOTAL	24,992 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N	LAND WAS CHANGED TO 1.12 ac (SEE ASSESSOR MAP) PER MIKE LEIZEL, TOWN ENGINEER (6/18/02) ...		LAND	312,700	312,600
Infl1	AVG	O	10/18; chg from #20 to #21 per engineer (see pk doc) odd side of street .. bldgs have been demo'd from this site. As of 11/8/18 - Per Tim Lydon #20		BUILDING	402,300	0
N_Index	AVG	T			DETACHED	0	0
		E			OTHER	0	0
					TOTAL	715,000	312,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2023	RP
MODEL	5		CIM-5	LIST	6/8/2023	EST
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	6/8/2023	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	6	1.03	STRUC. STEEL [100%]			

YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,250	DETAIL ADJ	0.748	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,250	2023	64.37	402,342
\$NLA(RCN)	\$64	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% 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	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								



TOTAL RCN	402,342
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$402,300