Key: **976**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 986

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH EUGENE & MATTHEW D SMITH TR 1410 PROVIDENCE HWY NORWOOD, MA 02062	6.0-32-0	95 STATE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH EUGENE &	05/07/1998	B	60,000	11412-1

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3400	100	GEN OFFICE BLDGS		1	1 of 1

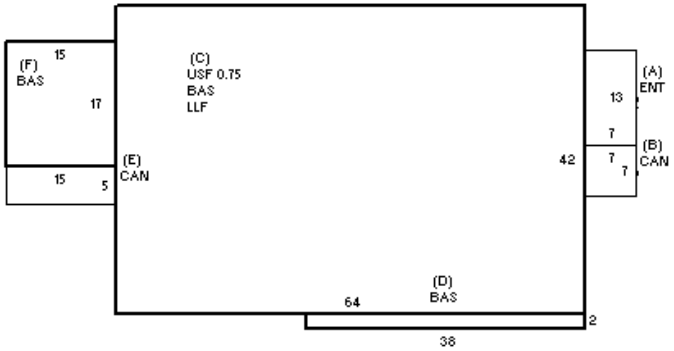
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
980642	10/28/1998	4	DETACH.STRUC	150	01/19/1999	JS	0	100

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-1	1.00	100	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35			418,560
303	A	0.761	C-1	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35			23,420

TOTAL	1.220 Acres	ZONING		FRNT	737
Nbhd	NO SAGAMORE	NOTE	skinny lot		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	442,000	425,000
BUILDING	271,100	247,700
DETACHED	21,700	19,900
OTHER	0	0
TOTAL	**734,800**	**692,600**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70	10 X 14		140	16.42	1,600
SP1	V	1.30	30	0.70	3 X 4		12	102.18	900
PAV	A	1.00	50	0.50			30,000	1.20	18,000
SHF	A	1.00	30	0.70	10 X 10		100	16.90	1,200

PHOTO 06/21/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	1.00	OFFICE BUILDING [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/21/2019	RP
LIST	6/21/2019	RP
REVIEW		

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	7,723	DETAIL ADJ	0.997
$NLA(RCN)	$48	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.02
FUEL SOURCE	3	ELECTRIC	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCL ENTRY	91		29.40	2,675
B	CAN	N	CANOPY	49		13.65	669
C	LLF	L	LOW-LEV FIN	2,688	1988	33.40	89,771
C	USF	L	UP-STRY FIN	2,016	1988	49.72	100,235
+	BAS	L	BASE AREA	3,019	1988	58.63	177,010
E	CAN	N	CANOPY	75		13.65	1,024

TOTAL RCN	371,384
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1989 / 33		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD			$271,100