

Key: 1001

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.009

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
EAGLEWING MEADOWS LLC C/O RICHARD HOGAN MANAGEMENT 10 OCEANA WAY STE 2 NORWOOD, MA 02062		6.0-53-0		15 MEETINGHOUSE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EAGLEWING MEADOWS LLC		11/17/2010	F	100	25008-12
EAGLEWING MEADOWS II LLC		12/22/2005	F	100	20598-227
SORENTI JOSEPH F &			XX		01474-0058

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18923	10/23/2018	7	SIGN	15,000	03/14/2019	RP	0 100
18074	02/01/2018	7	SIGN	15,000	03/14/2019	RP	0 100
12254	04/19/2012	7	SIGN	3,000	08/14/2012	JB	0 100
12078	02/09/2012	1	NEW CONSTRUC	800,000	08/14/2012	JB	0 100
990316	06/14/1999	3	ALT/RENO	9,900	11/02/1999	EB	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-1	1.00	FF	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35		418,560
203	A	1,045	C-1	1.00	FF	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35		225,010

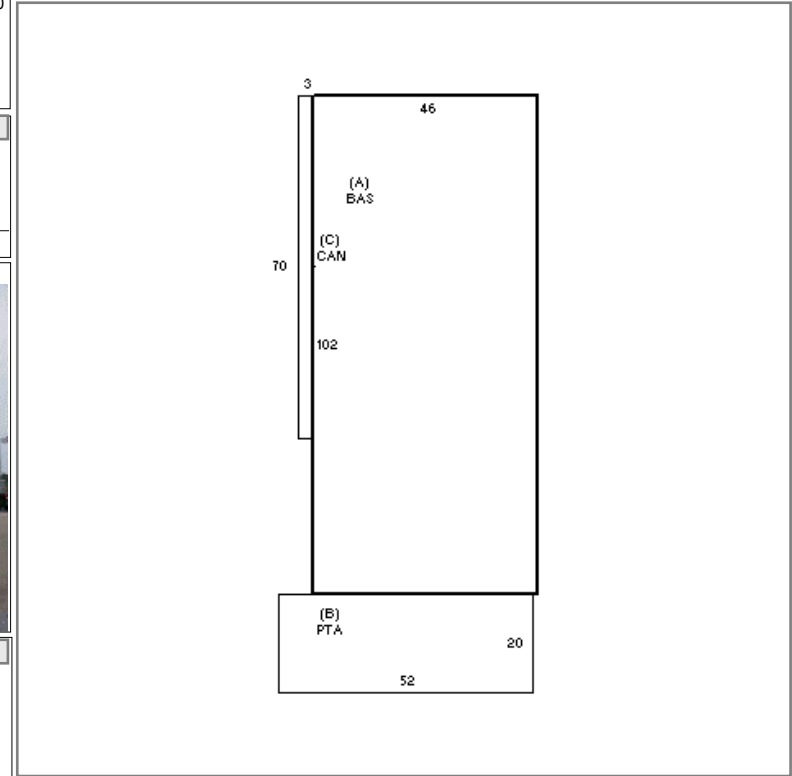
TOTAL	1.504 Acres	ZONING	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	NOTE	LAND	643,600	618,900		
Infl1	FAST FOOD		BUILDING	1,010,800	1,280,800		
N_Index	AVG		DETACHED	61,800	57,900		
			OTHER	0	0		
			TOTAL	1,716,200	1,957,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	S	3.00	SV 1.00		35	326.10	11,400
LH1	G	1.20	10 0.90	2012	10	1,014.60	9,100
PAV	G	1.20	10 0.90	2012	21,278	1.44	27,600
SP2	S	3.00	SV 1.00		42	326.10	13,700



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2019	RP
MODEL	5		CIM-5	LIST	3/14/2019	RP
STYLE	37	1.45	FAST FOOD [100%]	REVIEW	4/26/2023	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,692	DETAIL ADJ	2.566	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	4,692	2012	233.92	1,097,533
\$NLA(RCN)	\$239	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	B	PTA	N	PATIO	1,040		5.63	5,859
				ROOF SHAPE	4	FLAT/SHED	0.98	C	CAN	N	CANOPY	210		19.79	4,156
				ROOF COVER	1	ASPH/CMP SHIN	1.00		DW1	O	DRIVE-UP WIND	1		15,549.80	15,550
				FLOOR COVER	4	ASPH TILE	0.98								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	180	180	1.80								



TOTAL RCN	1,123,098	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
CDN/APP			A
EFF.YR/AGE	2012 / 10		
COND	10 10 %		
FUNC	0		
ECON	0		
DEPR	10 % GD	90	
RCNLD			\$1,010,800