

Key: 1002

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.010

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|--------------------|--|--|--|
| SORENTI BROTHERS INC DUNKIN DONUTS PO BOX 1120 SAGAMORE BEACH, MA 02562 | | | | 6.0-54-0 | | | | 24 MEETINGHOUSE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| SORENTI BROTHERS INC | | | | 05/01/1959 | XX | | | 1037-356 | | | |

| 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 % |
| B-23-281 | 09/29/2023 | 3 | ALT/RENO | 150,000 | | | 0 0 |
| 14652 | 08/07/2014 | 6 | FENCE | 10,000 | 08/05/2015 | RJM | 100 100 |
| 14487 | 06/20/2014 | 2 | ADDITIONS | 200,000 | 08/05/2015 | RJM | 100 100 |
| 14486 | 06/20/2014 | 7 | SIGN | 2,500 | 08/05/2015 | RJM | 100 100 |
| 13032 | 01/17/2013 | 3 | ALT/RENO | 30,000 | 08/05/2015 | RJM | 100 100 |

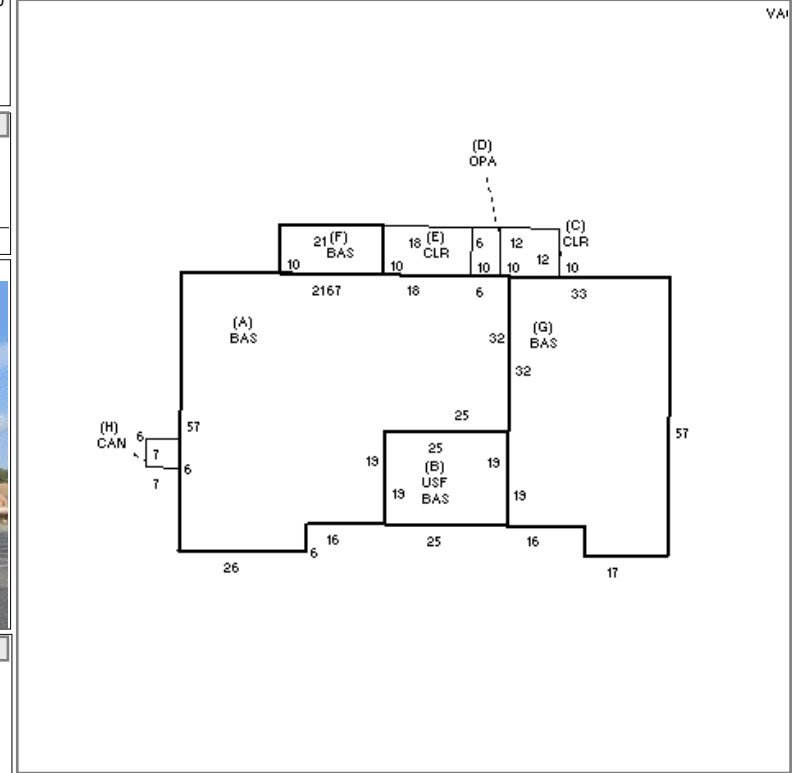
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|----|------|--|---------|
| 103 | S | 20,000 | C-1 | 1.00 | FF | 1.00 | 100 | 1.00 | 614,925 | 1.48 | A | 1.00 | 75 | 1.35 | | 418,560 |
| 203 | A | 0.375 | C-1 | 1.00 | FF | 1.00 | 100 | 1.00 | 215,325 | 1.00 | A | 1.00 | 75 | 1.35 | | 80,750 |

| TOTAL | 36,329 SF | ZONING | FRNT | 140 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|------------------|---------------------------|------------------|------------------|---------|----------|
| Nbhd | NO SAGAMORE | N O T E | Also frontage on Canal St | | LAND | 499,300 | 480,100 |
| Infl1 | FAST FOOD | | LAND | 992,500 | 906,700 | | |
| N_Index | AVG | | DETACHED | 65,900 | 62,100 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 1,557,700 | 1,448,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|--------|-----------|--------|
| SP2 | S | 3.00 | 10 0.90 | | 42 | 326.10 | 12,300 |
| LH1 | A | 1.00 | 50 0.50 | | 3 | 845.50 | 1,300 |
| SHF | G | 1.20 | 50 0.50 | | 240 | 18.28 | 2,200 |
| PAV | A | 1.00 | 50 0.50 | | 60,000 | 1.20 | 36,000 |
| LH2 | A | 1.00 | 50 0.50 | | 1 | 1,328.60 | 700 |
| SP2 | S | 3.00 | 10 0.90 | | 42 | 326.10 | 12,300 |
| C06 | G | 1.20 | 10 0.90 | | 12 | 12.12 | 100 |
| W06 | G | 1.20 | 10 0.90 | | 52 | 8.88 | 400 |
| W08 | G | 1.20 | 10 0.90 | 2014 | 60 | 11.64 | 600 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/31/2020 | RP |
|----------|----|------|-----------------------|---------|-----------|----|
| MODEL | 5 | | CIM-5 | LIST | 7/31/2020 | RP |
| STYLE | 38 | 2.07 | FRANCHISE F. FD [70%] | REVIEW | 7/31/2020 | RP |
| QUALITY | G | 1.10 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1990 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,181,584 | | | |
|------------|-------|------------|-------|--------------|-----|---------------|------|---|-----|---|---------------|-------|------|-----------|---------|----------------|-----------|------------|------------|--|
| NET AREA | 6,043 | DETAIL ADJ | 3.065 | FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BASE AREA | 3,098 | 1990 | 194.31 | 601,977 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$196 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 | B | BAS | L | BASE AREA | 475 | 1990 | 194.31 | 92,298 | EXTERIOR | G | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | USF | L | UP-STRY FIN | 475 | 1990 | 164.78 | 78,269 | INTERIOR | G | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | CLR | N | COOLER | 300 | | 28.30 | 8,490 | CDN/APP | G | | | |
| | | | | FLOOR COVER | 4 | ASPH TILE | 0.98 | D | OPA | N | OPEN PORCH | 60 | | 17.72 | 1,063 | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | BAS | L | BASE AREA | 210 | 1990 | 194.31 | 40,805 | | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 | G | BAS | L | BASE AREA | 1,785 | 1990 | 194.31 | 346,846 | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | H | CAN | N | CANOPY | 42 | | 14.31 | 601 | | | | | |
| | | | | NAF | 150 | 150 | 1.50 | | DW1 | O | DRIVE-UP WIND | 1 | | 11,235.00 | 11,235 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 | |
| | | | | | | | | | | | | | | | | | | COND | 16 16 % | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 16 % GD 84 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$992,500 | |