

Key: 11230

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.532

LEGAL

LAND

DETACHED

BUILDING

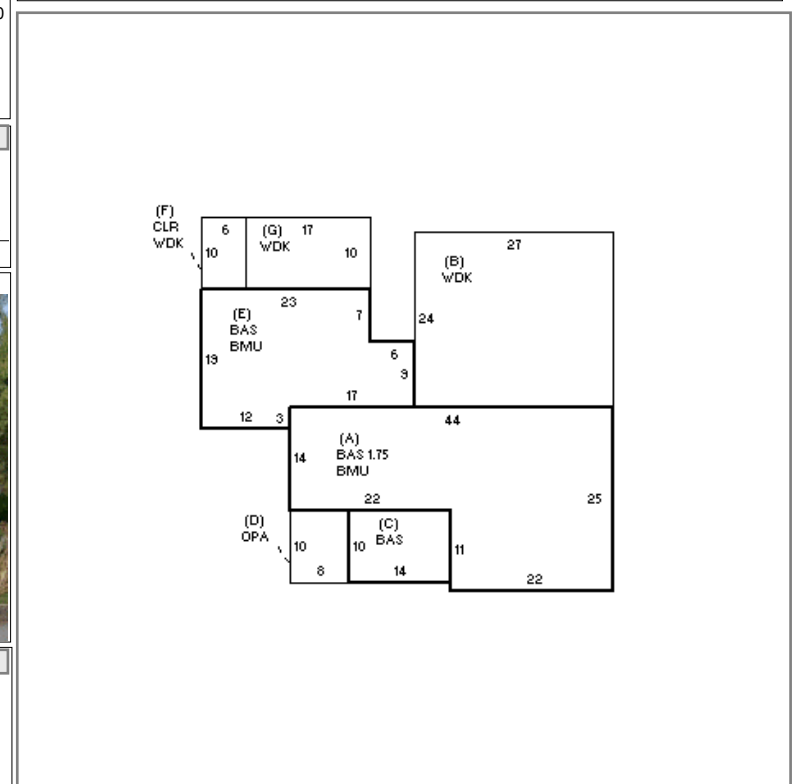
CURRENT OWNER				PARCEL ID				LOCATION			
ARIAGNO DAVID S TR SUNNY DAYS TRUST PO BOX 117 CATAUMET, MA 02534				54.0-45-0				1370 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARIAGNO DAVID S TR				05/30/2008	N		22948-263				
ARIAGNO DAVID TR OF				10/03/2006	N		21402-61				
ROBINSON MARK TR OF				10/11/2002	G	1,400,000	15731-349				

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	%
02762	11/15/2002	6	FENCE		07/17/2003	MJ	100	100
02306	05/20/2002	3	ALT/RENO	50,000	07/17/2003	MJ	100	100
960039	02/12/1996	3	ALT/RENO	3,000	01/09/1998	JS	0	100
921610	04/14/1992	1	NEW CONSTRUC	65,000	02/05/1993	JS	0	100
920173	04/14/1992	6	FENCE	500	02/05/1993	JS	0	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	0.910	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		20,750

TOTAL	1.369 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND		330,800	318,100	
Infl1	AVG		BUILDING		283,300	272,500	
N_Index	AVG		DETACHED		20,700	19,000	
			OTHER		0	0	
				TOTAL	634,800	609,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		30,000	1.20	18,000
W10	A	1.00	50 0.50		300	10.80	1,600
SW2	S	3.00	30 0.70 4X6		24	65.40	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	8/16/2021	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,261
NET AREA	2,100	DETAIL ADJ	1.222	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	858		18.40	15,787		
\$NLA(RCN)	\$161	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	878		36.75	32,267		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,100	1870	131.98	277,150		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	OPA	N	OPEN PORCH	80		24.15	1,932		
				FLOOR COVER	1	HARDWOOD	1.00	E	BMU	N	BSMT UNF	458		18.40	8,427		
				INT. FINISH	2	DRYWALL	1.00	F	CLR	N	COOLER	60		28.30	1,698		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$283,300