

Key: 11240

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.544

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ARIAGNO DAVID S TR OF SUNNY DAYS TRUST PO BOX 117 CATAUMET, MA 02534				54.0-52-0				1356 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARIAGNO DAVID S TR OF				05/30/2008	F	1	22948-263				
ARIAGNO DAVID S TR				05/30/2008	N		22948-263				
ARIAGNO DAVID TR OF				10/03/2006	N		21402-61				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE				1	1 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960057	03/06/1996	7	SIGN	1,800	01/01/1997	PAM	0	100
960004	01/09/1996	3	ALT/RENO	500	01/08/1998	JS	0	100
940245	06/03/1994	7	SIGN	200	01/01/1997	PAM	0	100

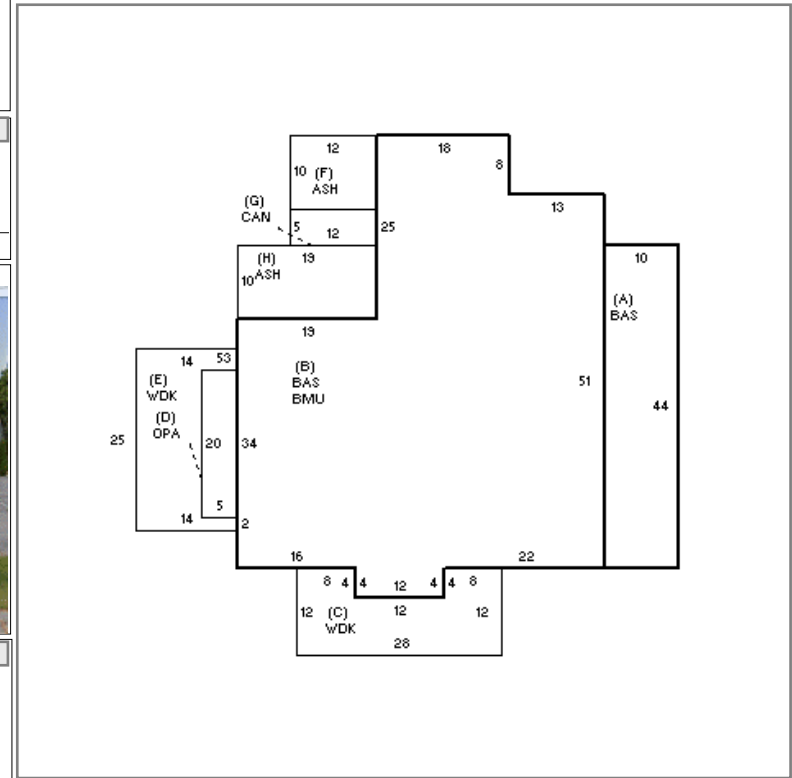
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C-6	1.00	100	455,500	1.00	A	1.00	55	1.00	455,500

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	455,500	438,000		
Infl1	AVG		BUILDING	225,500	216,900		
N_Index	AVG		DETACHED	68,100	64,400		
			OTHER	290,000	282,400		
			TOTAL	1,039,100	1,001,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50 85X94=185X10		26,500	1.20	15,900
SW2	S	3.00	30 0.70 8 X 12		96	65.40	4,400
SW2	V	1.30	30 0.70 5 X 8		40	28.34	800
GZB	S	3.00	40 0.60		79	79.50	3,800
PUT	F	0.70	30 0.70		18	3,381.98	42,600
SHF	+	1.10	50 0.50 8 X 8		64	18.59	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	RP
MODEL	5		CIM-5	LIST	8/11/2020	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	8/11/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDIN

YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	300,693
NET AREA	2,859	DETAIL ADJ	1.235	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	440	1977	81.74	35,966	CONDITION ELEM	CD
\$NLA(RCN)	\$105	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	BMU	N	BSMT UNF	2,419		18.40	44,510	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	2,419	1933	81.74	197,733	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	538		24.50	13,181	CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	100		16.10	1,610		
				INT. FINISH	2	DRYWALL	1.00	+	ASH	N	ATT SHED	310		22.30	6,913		
				HEATING/COOL	9	WARM/COOL AIR	1.00	G	CAN	N	CANOPY	60		13.00	780		
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
EFF.YR/AGE 1993 / 29																	
COND 25 25%																	
FUNC 0																	
ECON 0																	
DEPR 25 % GD 75																	
RCNLD \$225,500																	

Key: 11240

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.545

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ARIAGNO DAVID S TR OF SUNNY DAYS TRUST PO BOX 117 CATAUMET, MA 02534				54.0-52-0				1356 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE				2	2 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

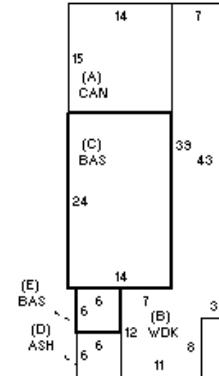
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	66,800	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/30/2007
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	RP
MODEL	5		CIM-5	LIST	8/11/2020	RP
STYLE	31	2.13	STORE(SM.RETAIL [90%])	REVIEW	8/11/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	372	DETAIL ADJ	1.799	FOUNDATION	1	PIER	1.00	A	CAN	N	CANOPY	210		13.00	2,730
\$NLA(RCN)	\$230	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	417		24.50	10,217
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	336	1977	193.39	64,980
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	D	ASH	N	ATT SHED	36		22.31	803
% HEATED	100		1.00	FLOOR COVER	2	SOFTWOOD	0.95	E	BAS	L	BASE AREA	36	1977	193.39	6,962
% AIR COND	0		1.00	INT. FINISH	4	WALL BOARD	0.96								
% SPINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	85,692	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	1999 / 23	
COND	22 22 %	
FUNC	0	
ECON	0	
DEPR	22 % GD	78
RCNLD	\$66,800	

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.546

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ARIAGNO DAVID S TR OF SUNNY DAYS TRUST PO BOX 117 CATAUMET, MA 02534				54.0-52-0				1356 COUNTY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	3	3 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	59,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

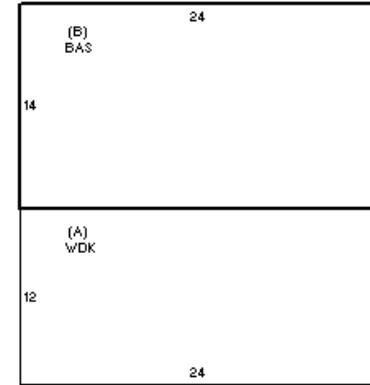
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/11/2020



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	RP
MODEL	5		CIM-5	LIST	8/11/2020	RP
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	8/11/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.901
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	0.95
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOL	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	288		24.50	7,056
B	BAS	L	BASE AREA	336	1977	204.36	68,664

TOTAL RCN	75,720
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1999 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$59,100

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,548

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ARIAGNO DAVID S TR OF SUNNY DAYS TRUST PO BOX 117 CATAUMET, MA 02534		54.0-52-0		1356 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE			6	5	5 of 6
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


LAND

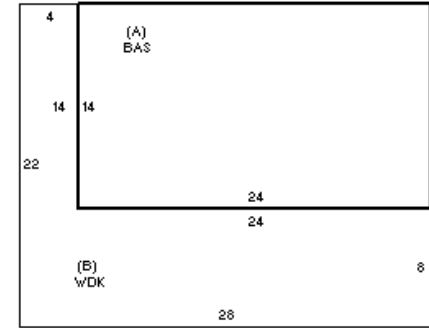
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	30,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/30/2007
									



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	RP
MODEL	5		CIM-5	LIST	8/11/2020	RP
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	8/11/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	336	DETAIL ADJ	0.893	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	336	1977	96.00	32,255
\$NLA(RCN)	\$116	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	280		24.50	6,860
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	5	VINYL	1.00								
% AIR COND	0		1.00	INT. FINISH	4	WALL BOARD	0.96								
% SPINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

BLDG COMMENTS	
TOTAL RCN	39,115
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1999 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$30,500

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.549

LEGALS

CURRENT OWNER						PARCEL ID				LOCATION			
ARIAGNO DAVID S TR OF SUNNY DAYS TRUST PO BOX 117 CATAUMET, MA 02534						54.0-52-0				1356 COUNTY RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD		
3250	100	SM RETAIL/SERV STORE				6	6	6 of 6		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		

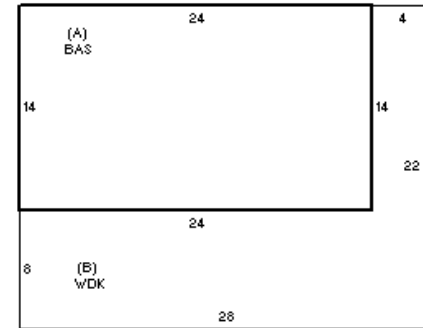
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	30,300	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2020	RP
MODEL	5		CIM-5	LIST	8/11/2020	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	8/11/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	38,790			
NET AREA	336	DETAIL ADJ	0.884	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	336	1977	95.03	31,930	CONDITION ELEM	CD			
\$NLA(RCN)	\$115	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	280		24.50	6,860	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	G	
				FLOOR COVER	2	SOFTWOOD	0.95											EFF.YR/AGE		1999 / 23
				INT. FINISH	3	WOOD PANEL	1.05											COND	22 22 %	
				HEATING/COOL	5	ELECTRIC BB	0.98											FUNC	0	
				FUEL SOURCE	3	ELECTRIC	1.00											ECON	0	
				NAF	0		1.00											DEPR	22 % GD 78	
																	RCNLD	\$30,300		