

Key: 1204

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.212

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
TUDOR CHERRY INVESTORS LLC & HARBOR GROUP HOME LLC C/O ALAN DOYLE 6 BRIARWOOD DR BARRINGTON, RI 02806				7.0-22-1				117 OLD PLYMOUTH RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				TUDOR CHERRY INVESTORS LL				09/25/2012	QS	1,900,000	26703-262+3		
GARLAND HOLDING CO LLC				03/28/2012	F	1	26198-39						
GARLAND HOLDING CO LLC				01/18/2012	F	1	26011-168						

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1120	100	APT - MORE THAN 8 UT			1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15005	01/06/2015	3	ALT/RENO	9,000	05/02/2018	DB	100 100
13234	04/17/2013	3	ALT/RENO	4,000	06/30/2013	DB	100 100
12846	11/28/2012	3	ALT/RENO	91,600	06/04/2013	JB	0 100
920572	11/05/1992	7	SIGN	1,800			0 100
890239	05/02/1989	1	NEW CONSTRUC	318,000	01/27/1993	JS	0 100

LAND

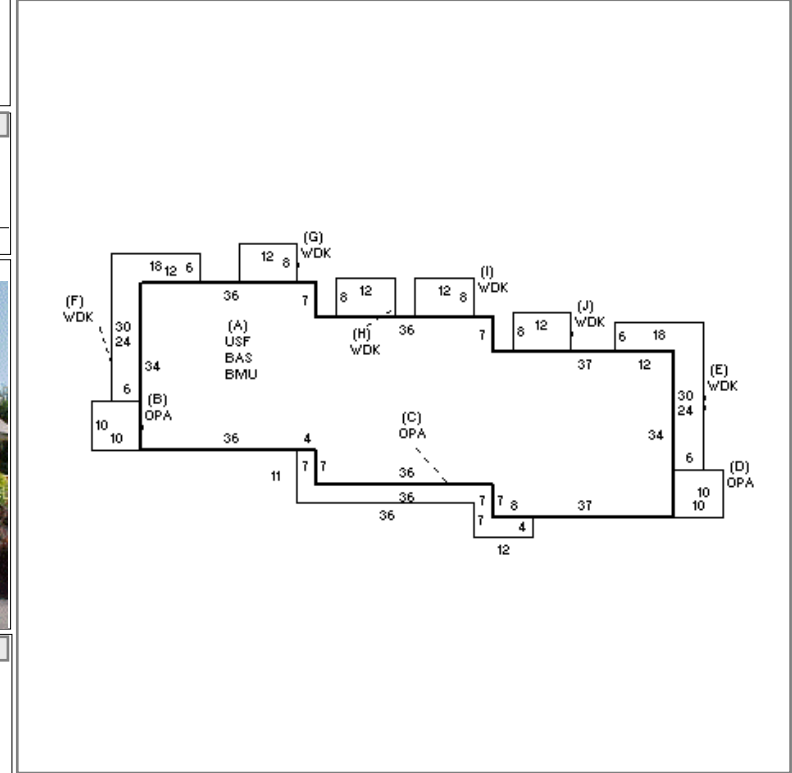
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		24 APT	1.00	100	1.00	100	1.00			92,000	2,208,000

DETAILED

TOTAL	5.780 Acres		ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS		NOTE	LAND		2,208,000	2,100,000	
Infl1	AVG			BUILDING		358,000	393,000	
N_Index	AVG			DETACHED		20,500	31,000	
				OTHER		1,114,500	1,172,700	
				TOTAL		3,701,000	3,696,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A	1.00	50 0.50		6	845.50	2,500
SW2	A	1.00	50 0.50		16	21.80	200
PAV	A	1.00	50 0.50		19,500	1.20	11,700
DKC	A	1.00	10 0.90 16X20		320	21.10	6,100
SHF	A	1.00	50 0.50 8X4			0.00	

PHOTO 06/25/2002



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2018	BC
MODEL	5		CIM-5	LIST	5/2/2018	EST
STYLE	15	1.00	APARTMENT [100%]	REVIEW	9/5/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	490,394
NET AREA	7,412	DETAIL ADJ	0.969	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,706		18.40	68,190		
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	3,706	1989	57.21	212,006		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	3,706	1989	48.51	179,781		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	448		16.90	7,573		
				FLOOR COVER	3	WW CARPET	1.00	+	WDK	N	WOOD DECK	888		25.73	22,844		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	100	100	1.00										

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	\$358,000

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.214

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
TUDOR CHERRY INVESTORS LLC & HARBOR GROUP HOME LLC C/O ALAN DOYLE 6 BRIARWOOD DR BARRINGTON, RI 02806		7.0-22-1	117 OLD PLYMOUTH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1120	100	APT - MORE THAN 8 UT				3	3 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

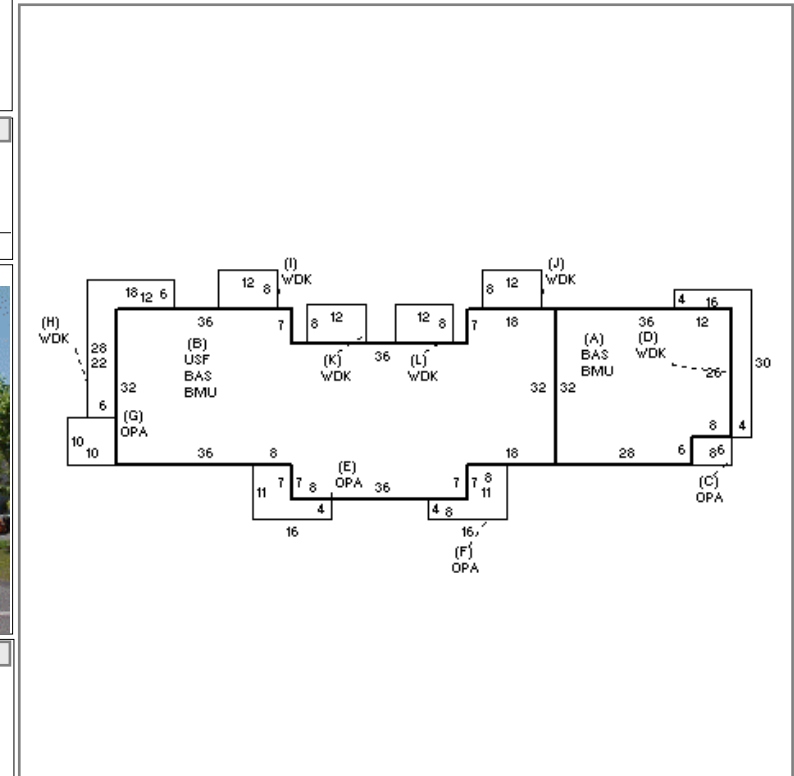
LAND

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 Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	343,900	

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

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2014	JB
MODEL	5		CIM-5	LIST	4/22/2014	JB
STYLE	15	1.00	APARTMENT [100%]	REVIEW	9/5/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	471,128		
NET AREA	6,864	DETAIL ADJ	0.969	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,104		18.40	20,314	CONDITION ELEM	CD		
\$NLA(RCN)	\$69	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	3,984	1989	57.71	229,936	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNF	2,880		18.40	52,992	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	2,880	1989	48.94	140,953	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00	+	OPA	N	OPEN PORCH	388		16.90	6,559				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	792		25.72	20,374				
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
				NAF	100	100	1.00												
																		EFF.YR/AGE	1989 / 33
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$343,900

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

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1120	100	APT - MORE THAN 8 UT				4	4 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

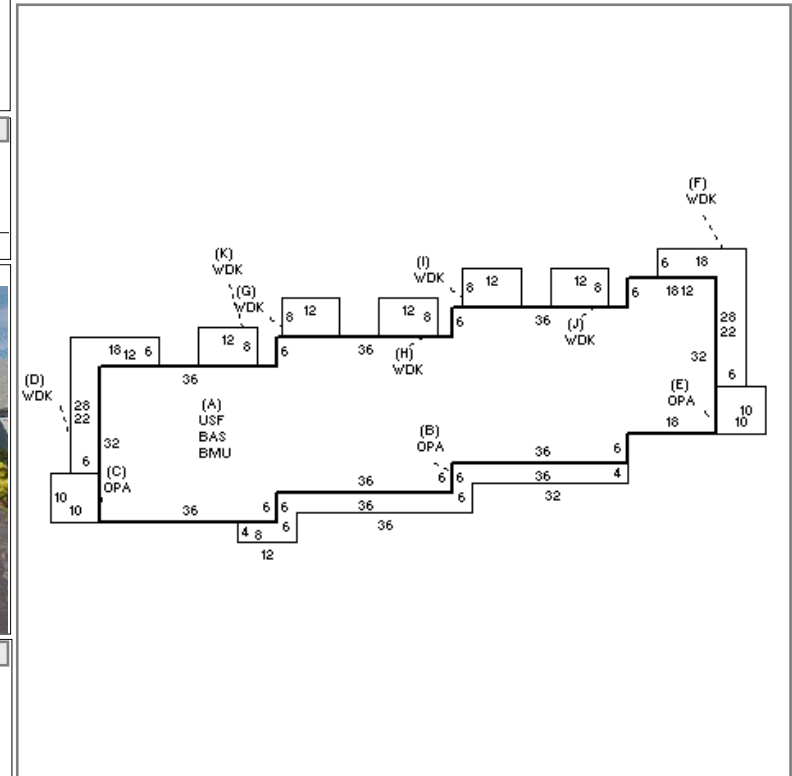
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	387,600	
Infl1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

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

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2014	JB
MODEL	5		CIM-5	LIST	4/22/2014	JB
STYLE	15	1.00	APARTMENT [100%]	REVIEW	9/5/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,949		
NET AREA	8,064	DETAIL ADJ	0.969	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	4,032		18.40	74,189	CONDITION ELEM	CD		
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	4,032	1989	56.70	228,605	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	4,032	1989	48.08	193,857	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	568		16.90	9,602	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	960		25.73	24,696				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
				NAF	100	100	1.00												
																		EFF.YR/AGE	1989 / 33
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$387,600