

Key: 1206

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.217

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FORTY ONE MEETINGHOUSE LANE LLC 160 SPEEN ST STE 303 FRAMINGHAM, MA 01701-2003				7.0-23-1				41 MEETINGHOUSE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORTY ONE MEETINGHOUSE				04/02/2008	QS	1,800,000	22802-304				
SANDLER DAVID & JAMES J				06/21/1989	G	835,000	6780-334				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3230	100	SHOPPING CENTR/MALLS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20109	02/03/2020	7	SIGN					0
19523	06/13/2019	7	SIGN	1,230			100	100
16604	07/20/2016	2	ADDITIONS	51,000	05/04/2017	BC	100	100
12278	04/30/2012	2	ADDITIONS	53,400	08/04/2015	RJM	100	100
12105	02/24/2012	7	SIGN	1,000	05/22/2013	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	48,960	C-1	1.00	100	1.00	614,925	1.00	A	1.00	75	1.35	691,160
203	A	0.876	C-1	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	188,620

TOTAL	2.000 Acres	ZONING	FRNT	256	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	NOTE Also frontage on Cape View Way	LAND	879,800	846,000		
Infl1	AVG		BUILDING	1,413,800	1,275,100		
N_Index	AVG		DETACHED	58,700	54,200		
			OTHER	0	0		
			TOTAL	2,352,300	2,175,300		

DETAILED

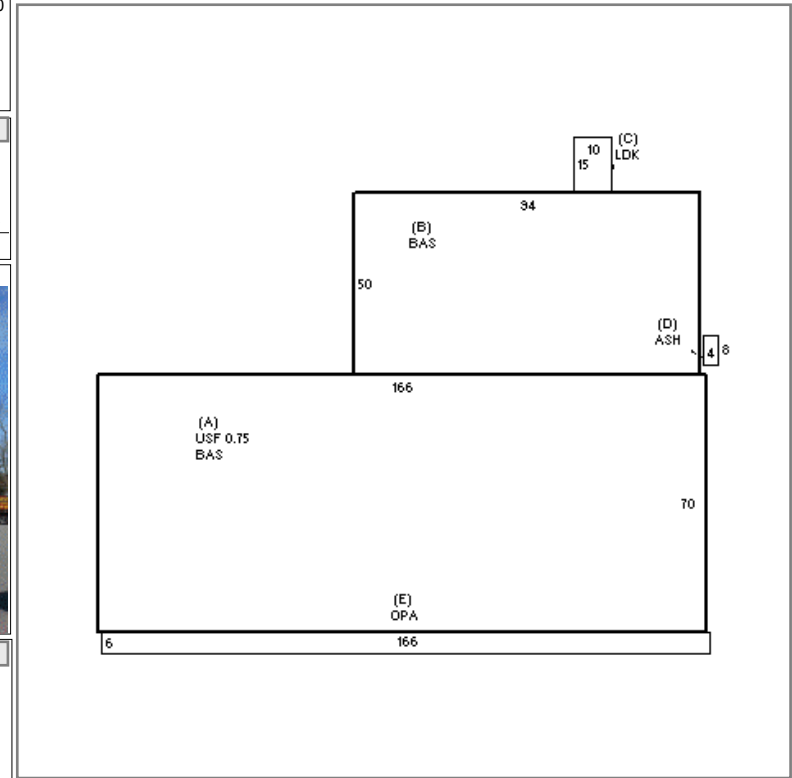
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	30 0.70		416	10.10	2,900
SM2	E	1.90	40 0.60		112	80.56	5,400
PAV	A	1.00	30 0.70		60,000	1.20	50,400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2017	BC
MODEL	5		CIM-5	LIST	5/4/2017	BC
STYLE	31	1.54	STORE(SM.RETAIL [46%])	REVIEW	5/4/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	25,035	DETAIL ADJ	1.557
\$NLA(RCN)	\$78	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	11,620	1986	81.98	952,618
EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	8,715	1986	69.52	605,866
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	4,700	1986	81.98	385,310
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	LDK	N	LOADING DOCK	150		19.08	2,862
FLOOR COVER	3	W/W CARPET	1.00	D	ASH	N	ATT SHED	32		22.65	725
INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	996		16.34	16,277
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
NAF	0		1.00								

TOTAL RCN	1,963,658
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1987 / 35
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$1,413,800