

Key: 167

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 166

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ALLEN CIDALIA PO BOX 1535 SAGAMORE BEACH, MA 02362-1535				3.0-11-0				141 STATE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEN CIDALIA				11/08/2002	F	100	15887-168				
ALLEN GARY S TR OF				08/08/2002	QS	95,000	15452-50				
MITCHELL MARIE T &				12/30/1997	G	150,000	11143-344				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE WAREHSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19938	10/08/2019	13	OTHER	48,200	05/11/2020	RP	100	100
18140	02/28/2018	3	ALT/RENO	9,000	02/20/2019	RP	100	100
19887	09/24/2017	13	OTHER				100	100
17282	04/24/2017	1	NEW CONSTRUC	700,000	02/20/2019	RP	100	100

LAND

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	100	614,925	1.48	CVB	1.00	75	1.35	418,560
303	A	0.542	C-1	1.00	100	30,780	1.00	CVB	1.00	75	1.35	16,680


DETACHED

TOTAL	1.001 Acres		ZONING	FRNT	222	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE		N	SP 5-06 approved with conditions on 5/24/07 for construction of a 9600 sf building, on mkt 4/09 \$450K		LAND	435,200	418,500
Infl1	AVG		O	Also has frontage on Rte 3. On mkt 08/12 \$319,900 ...		BUILDING	435,400	351,400
N_Index	AVG		T	08/2017; only excavation & forms in place, considered class code 3900 for fy18		DETACHED	16,400	15,000
			E			OTHER	0	0
						TOTAL	887,000	784,900

18
(B)
BAS

120

(A)
BAS

PHOTO 01/11/2018


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2019	RP
MODEL	5		CIM-5	LIST	2/20/2019	RP
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	2/22/2019	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	9,852	DETAIL ADJ	0.798	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	9,852	2017	46.52	458,272
\$NLA(RCN)	\$47	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00								
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	6	OTHER	1.00								
				INT. FINISH	5	OTHER	1.00								
				HEATING/COOL	3	RADIANT	1.01								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	458,272	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2017 / 5	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5 % GD	95
RCNLD	\$435,400	