

Key: 17768

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.360

LEGALS AND

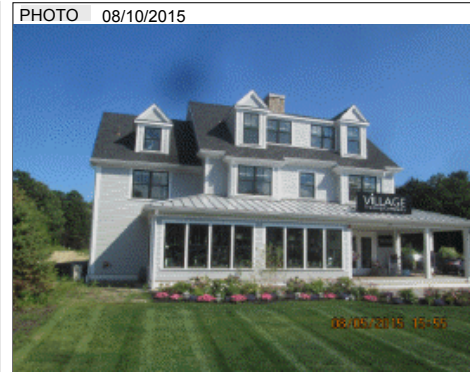
CURRENT OWNER				PARCEL ID				LOCATION							
1379 ROUTE 28A CATAUMET LLC 29 OVERLOOK KNOLL RD MASHPEE, MA 02649				54.0-56-1				1379 ROUTE 28A							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
1379 ROUTE 28A CATAUMET L				08/20/2020	L	3,875,000	33185-100								
MV BANK HOLDINGS LLC				06/25/2020	L	3,600,000	33016-56								
CATAUMET GARDENS LLC				01/30/2013	P	525,000	27092-232								
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
203	A	0.686	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	109,420

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	55	COMMERCIAL-RESID			A	1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16834	09/26/2016	13	OTHER	15,000	05/10/2017	BC	100	100
16456	06/03/2016	13	OTHER	10,500	05/10/2017	BC	100	100
15819	09/14/2015	1	NEW CONSTRUC	600,000	05/10/2017	RJM	90	100
15661	08/06/2015	2	ADDITIONS	585,000	07/26/2016	RJM	100	100
14993	11/18/2014	1	NEW CONSTRUC		07/26/2016	RJM	100	100

DETACHED

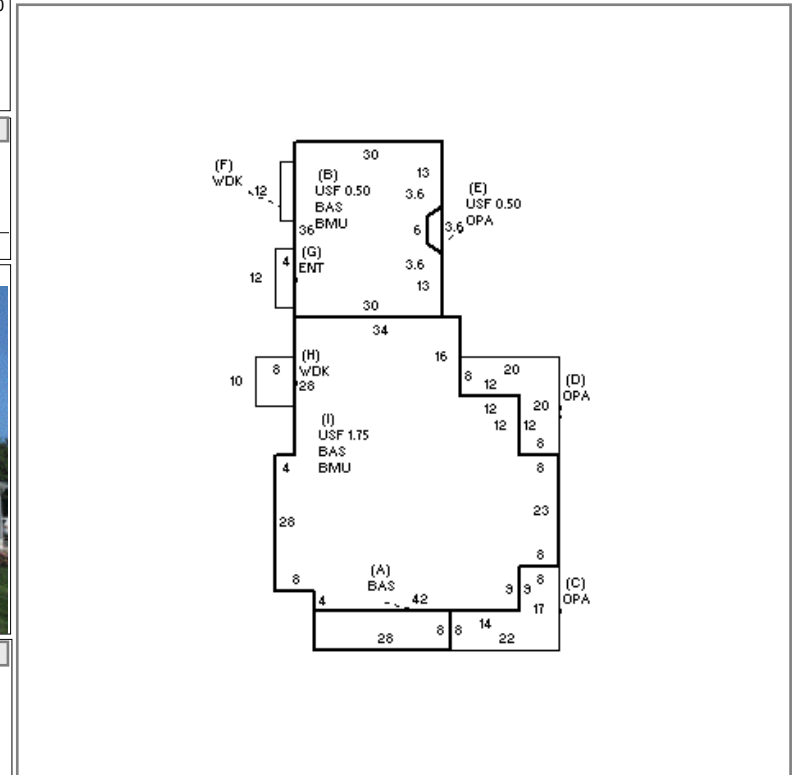
TOTAL	1.146 Acres	ZONING	001	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	Special Permit #07-2012 approved for mixed office/retail use with 8 1-bedrm. apts.above, 4 more may be added after impact review. per plan bk 648 pg 16 - LOT33B (8,100 sqft) was never created. this parcel has been merged into 54-56				LAND	419,500	403,400
Infl1	AVG	LAND		BUILDING	2,644,600	2,472,100		
N_Index	AVG	DETACHED		OTHER	13,800	13,100		
						TOTAL	4,294,500	4,052,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	G	1.20	10 0.90 6X8	2014	48	130.44	5,600
PAV	A	1.00	10 0.90 14X300	2014	4,200	1.20	4,500
LH1	G	1.20	10 0.90		4	1,014.60	3,700



BUILDING	CD	ADJ	DESC	MEASURE	8/5/2015	RJM
MODEL	1		RESIDENTIAL	LIST	8/5/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/10/2017	BC
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2014	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,783,746
NET AREA	9,652	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	4,128	2014	350.91	1,448,566		
\$NLA(RCN)	\$288	OVERALL	1.100	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	3,904		58.68	229,096		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	5,524	2014	184.89	1,021,330		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	528		125.59	66,312		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	116		84.33	9,782		
				INT. FINISH	2	DRYWALL	1.00	G	ENT	N	ENCLOSED ENTRY	48		180.41	8,660		
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				USE	3	CIM	0.75										



BUILDING

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	17	1.00
BEDROOMS	6	1.00
BATHROOMS	6	1.00
FIXTURES	32	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	9	1.30

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2014 / 8
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$2,644,600

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
1379 ROUTE 28A CATAUMET LLC 29 OVERLOOK KNOLL RD MASHPEE, MA 02649				54.0-56-1				1379 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	55	COMMERCIAL-RESID			B	2	2 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	NOTE		LAND	185,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	5/10/2017	BC
MODEL	5		CIM-5	LIST	7/26/2016	RJM
STYLE	20	1.00	OFFICE BUILDING [64%]	REVIEW	5/10/2017	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

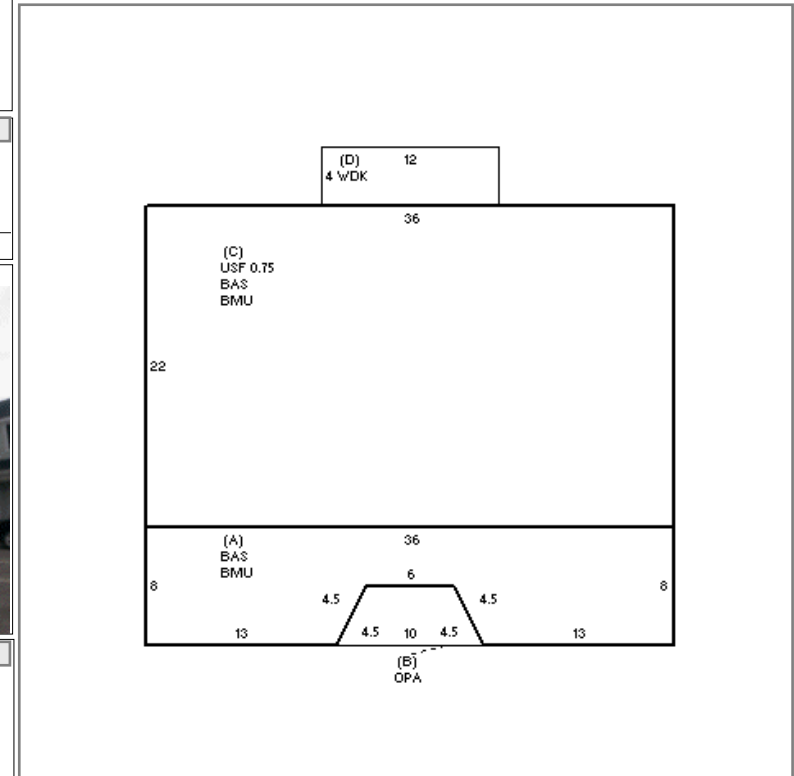
BUILDING

YEAR BLT	2015	SIZE ADJ	1.000
NET AREA	1,642	DETAIL ADJ	0.978
\$NLA(RCN)	\$122	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	256		18.40	4,710
+	BAS	L	BASE AREA	1,048	2015	114.70	120,207
B	OPA	N	OPEN PORCH	32		24.16	773
C	BMU	N	BSMT UNF	792		18.40	14,573
C	USF	L	UP-STRY FIN	594	2015	97.27	57,776
D	WDK	N	WOOD DECK	48		36.75	1,764

TOTAL RCN	199,803
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2015 / 7
COND	7.7%
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$185,800



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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
1379 ROUTE 28A CATAUMET LLC 29 OVERLOOK KNOLL RD MASHPEE, MA 02649		54.0-56-1		1379 ROUTE 28A	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	55	COMMERCIAL-RESID			C	3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

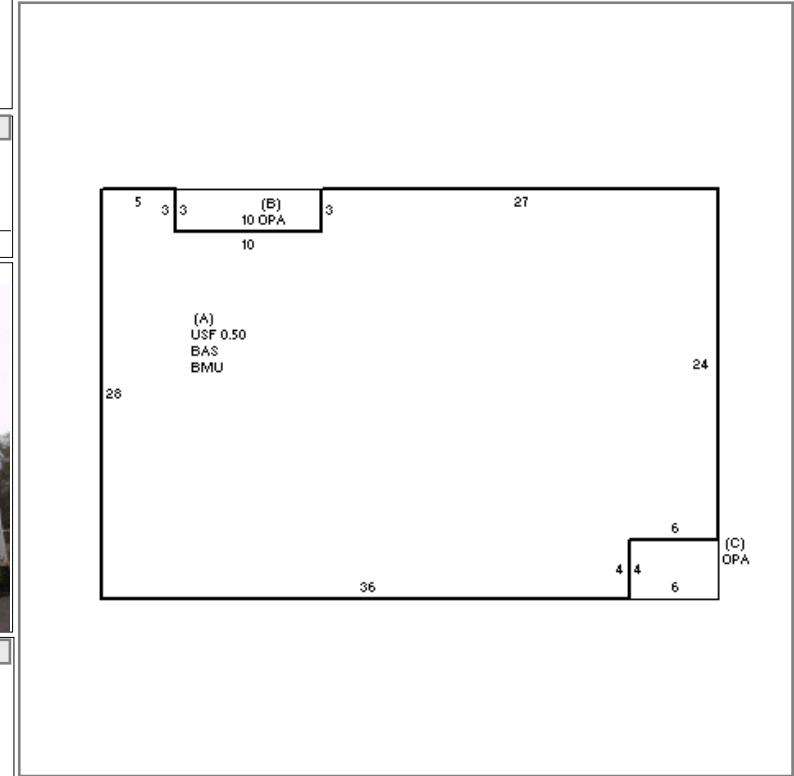
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	518,500	
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	7/26/2016	RJM
MODEL	1		RESIDENTIAL	LIST	7/26/2016	EST
STYLE	11	1.05	DUPLEX [100%]	REVIEW	8/21/2017	BC
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2015	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	540,144	
NET AREA	1,683	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,122		61.14	68,596			
\$NLA(RCN)	\$321	OVERALL	0.830	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,122	2015	321.85	361,116			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	561	2015	184.48	103,493			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	54		128.48	6,938			
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOLING	9	WARM-COOL AIR	1.03											
				FUEL SOURCE	2	GAS	1.00											
				USE	3	CIM	0.75											
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		4	1.00															
FIXTURES		20	1.00															
GARAGE CAPACITY		0	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		4	1.00															
TOTAL RCN																	540,144	
CONDITION ELEM																	CD	
EXTERIOR																	A	
INTERIOR																	A	
KITCHEN																	A	
BATHS																	A	
HEAT																	A	
ELECT																	A	
EFF.YR/AGE																	2015 / 7	
COND																	4 4 %	
FUNC																	0	
ECON																	0	
DEPR																	4 % GD 96	
RCNLD																	\$518,500	

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	55	COMMERCIAL-RESID			D	4	4 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

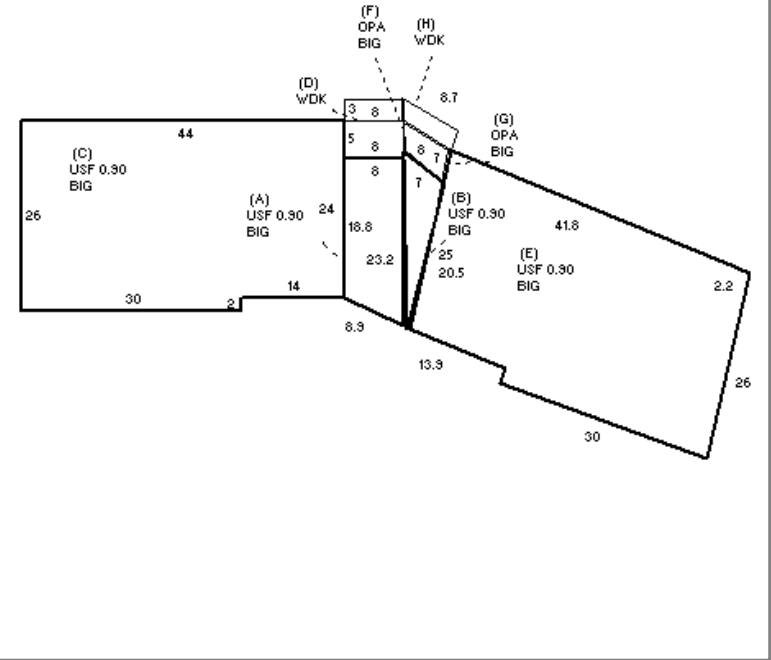
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	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 BUILDING DETACHED OTHER	512,300	
Inf1					
N_Index					

DETACHED

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

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2017	BC
MODEL	1		RESIDENTIAL	LIST	7/26/2016	EST
STYLE	12	0.85	MULTI-FLATS [100%]	REVIEW	5/10/2017	BC
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2015	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	533,641
NET AREA	2,231	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	166		148.64	24,674		
\$NLA(RCN)	\$239	OVERALL	0.680	+ EXT COVER	2	CLAPBOARD	1.00	+ USF	L	L	UPPER STORY FIN	2,231	2015	118.42	264,194		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE		148.63	9,959		
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	1,116		95.67	106,764		
ROOMS	7	1.00		FLOOR COVER	3	W/W CARPET	1.00	+ WDK	N	N	WOOD DECK	46		86.64	3,986		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	1,130		95.67	108,103		
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03	F	BIG	N	BUILT-IN GARAGE	40		148.64	5,946		
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00	+ OPA	N	N	OPEN PORCH	63		104.74	6,599		
GARAGE CAPACITY	6	1.00		USE	3	CIM	0.75	G	BIG	N	BUILT-IN GARAGE	23		148.63	3,418		
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	3	1.10															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$512,300