

Key: 1828

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.847

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SORENTI BROTHERS INC PO BOX 1120 SAGAMORE BEACH, MA 02562				11.0-26-0				1 CANAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SORENTI BROTHERS INC				11/03/1999	X			12644-59			
SORENTI BROTHERS INC					XX			2114-325			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18382	05/09/2018	3	ALT/RENO	20,000	03/04/2019	RP	100	100
18368	05/07/2018	7	SIGN	1,000	03/04/2019	RP	100	100
18239	04/05/2018	7	SIGN	15,000	03/04/2019	RP	100	100
141060	12/09/2014	7	SIGN		06/23/2016	RJM	100	100
14913	10/27/2014	3	ALT/RENO	10,000	06/23/2016	RJM	100	100

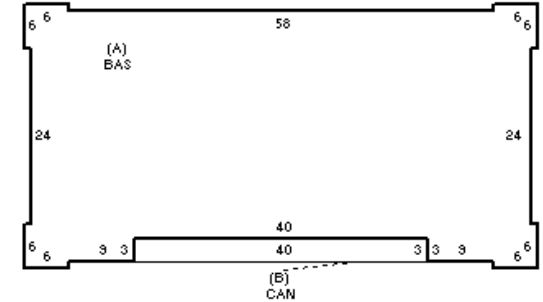
LAND

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	GS	1.00	100	1.00	911,000	1.48	A	100	2.00	620,090
203	A	0.407	C-1	1.00	GS	1.00	100	1.00	319,000	1.00	A	100	2.00	129,830

TOTAL	37,738 SF	ZONING	FRNT	657	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	NOTE Also 165' frontage on Commercial Dr.	LAND	749,900	721,100		
Infl1	GAS STATIONS		BUILDING	412,000	376,400		
N_Index	AVG		DETACHED	417,800	398,100		
			OTHER	0	0		
			TOTAL	1,579,700	1,495,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SP2	V	1.30	10 0.90	5X10	2015	50	141.31	6,400
LH1	A	1.00	50 0.50			5	845.50	2,100
PAV	A	1.00	50 0.50			21,621	1.20	13,000
SIC	A	1.00	10 0.90	40X90		3,600	54.50	176,600
TNK	A	1.00	10 0.90			12,000	1.60	17,200
TNK	A	1.00	10 0.90			10,000	1.60	14,400
TNK	A	1.00	10 0.90			8,000	1.89	13,600
MPD	A	1.00	10 0.90			6	30,196.20	163,100
LH2	A	1.00	50 0.50			2	1,328.60	1,300
LH2	A	1.00	50 0.50			2	1,328.60	1,300
SP2	E	1.90	10 0.90	4X8	2015	32	206.53	5,900
SHF	A	1.00	10 0.90	10X20	2018	200	15.95	2,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2019	RP
MODEL	5		CIM-5	LIST	3/4/2020	RP
STYLE	32	1.40	CONVEN. STORE [100%]	REVIEW	3/6/2019	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	5	1.02	REINF. CC [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,185
NET AREA	2,236	DETAIL ADJ	2.153	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,236	1998	228.32	510,525	CONDITION ELEM	CD
\$NLA(RCN)	\$236	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	CAN	N	CANOPY	120		19.50	2,340	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98		DW1	O	DRIVE-UP WIND	1		15,320.00	15,320	INTERIOR	A
				ROOF COVER	11	MEMBRANE	1.02									CDN/APP	A
				FLOOR COVER	6	OTHER	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	150	150	1.50										
																EFF.YR/AGE	1999 / 23
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$412,000