

Key: 1830

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.849

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
CROSSROADS CAPITAL FUND LLC C/O SREG MANAGEMENT 95 SOCKANOSSET CROSS RD STE203 CRANSTON, RI 02920										11.0-29-0				10 CANAL ST			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CROSSROADS CAPITAL FUND L										05/21/2021		U		500,000		34137-288	
O ICE LLC										09/26/2007		B		1,771,965		22361-298	
FRIENDLYS REALTY II LLC										01/16/2002		B		1,000,000		14706-199	


LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-1	1.00	FF	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35		418,560
203	A	1,271	C-1	1.00	FF	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35		273,680

DETACHED

TOTAL	1.730 Acres		ZONING	FRNT	570	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE		N O T E	Also 276' on Rt 6 Bridge approach		LAND	692,200	665,700
Inf1	FAST FOOD			BUILDING	766,400	711,600		
N_Index	AVG			DETACHED	39,300	81,300		
				OTHER	298,600	72,500		
					<b>TOTAL</b>	<b>1,796,500</b>	<b>1,531,100</b>	

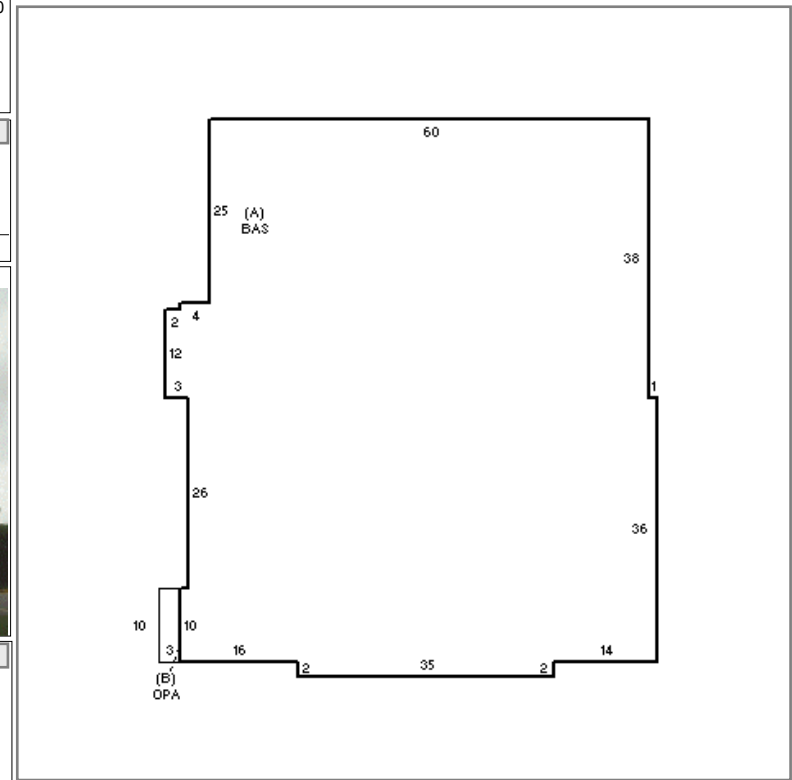
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/21/2019
LH3	E	1.90	10 0.90		3	3,442.61	9,300		
PAV	A	1.00	50 0.50		50,000	1.20	30,000		

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2019	RP
MODEL	5		CIM-5	LIST	6/21/2019	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	6/16/2023	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	3	1.01	FR W/ VENEER [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3260	100	EATING/DRK ESTABLISH				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-205	07/21/2023	2	ADDITIONS	375,000			0 0
B-22-325	10/17/2022	1	NEW CONSTRUC	1,000,000	06/16/2023	RP	42 0
D-22-18	08/05/2022	5	DEMOLITIONS	38,000	12/20/2022	RP	100 100
18201	03/20/2018	7	SIGN	1,200	06/21/2019	RP	100 100
13123	03/05/2013	7	SIGN				100 100



YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	934,647														
NET AREA	4,740	DETAIL ADJ	2.638	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,740	1980	197.06	934,043																
\$NLA(RCN)	\$197	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	B	OPA	N	OPEN PORCH	30		20.13	604																
CAPACITY				STORIES	1		1.00																								
				% HEATED	100		1.00																								
				% AIR COND	100		1.03																								
				% SPINKLERS	0		1.00																								
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>CDN/APP</td> <td>V</td> </tr> </tbody> </table>																	CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	G	CDN/APP	V							
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COND	18	18 %																													
FUNC	0																														
ECON	0																														
DEPR	18	% GD 82																													
RCNLD																\$766,400															

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LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
CROSSROADS CAPITAL FUND LLC C/O SREG MANAGEMENT 95 SOCKANOSSET CROSS RD STE203 CRANSTON, RI 02920						11.0-29-0				10 CANAL ST			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

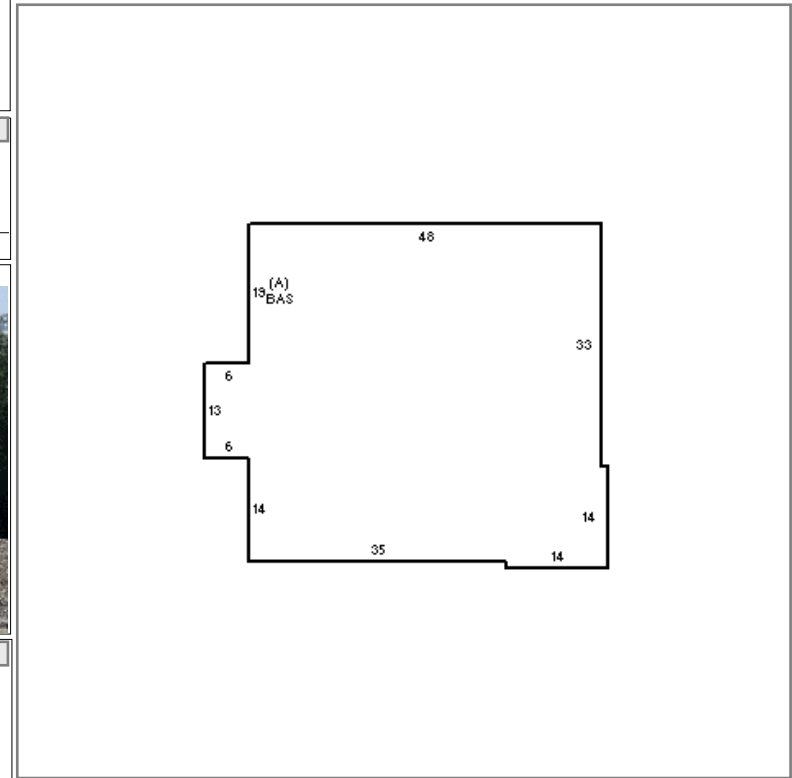
LAND

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	298,600	
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	4/11/2023	RP
MODEL	5		CIM-5	LIST	4/11/2023	EST
STYLE	38	2.00	FRANCHISE F. FD [100%]	REVIEW	6/16/2023	RP
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	2023	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	710,929
NET AREA	2,313	DETAIL ADJ	2.163	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,313	2023	307.36	710,929		
\$NLA(RCN)	\$307	OVERALL	1.015	EXT. COVER	7	STUCCO	1.00										
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00										
% HEATED		100	1.00	FLOOR COVER	11	CORK TILE	1.00										
% AIR COND		100	1.03	INT. FINISH	1	PLASTER	1.04										
% SPINKLERS		100	1.02	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	58 uc
																ECON	0
																DEPR	58 % GD 42
																RCNLD	\$298,600