

Key: 191

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 189

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CM CO PROPERTIES LLC 42 DIANDY RD SAGAMORE BEACH, MA 02562				3.0-20-4				345 OLD PLYMOUTH RD			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
CM CO PROPERTIES LLC				03/02/2021		QS		1,128,000		33851-10	
RUTLEDGE SARA R TR				04/27/2012		QS		650,000		26286-249	
OLD PLYMOUTH ROAD LLC				09/17/2003		F		1		17655-121	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13010	01/10/2013	7	SIGN	300			100	100
12008	01/04/2012	13	OTHER		07/09/2012	JB	100	100
03656	09/11/2003	3	ALT/RENO	7,095	04/05/2004	MJ	100	100
03304	05/23/2003	3	ALT/RENO	18,800	04/05/2004	MJ	100	100

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	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
303	A	1.181	C-1	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	26,930

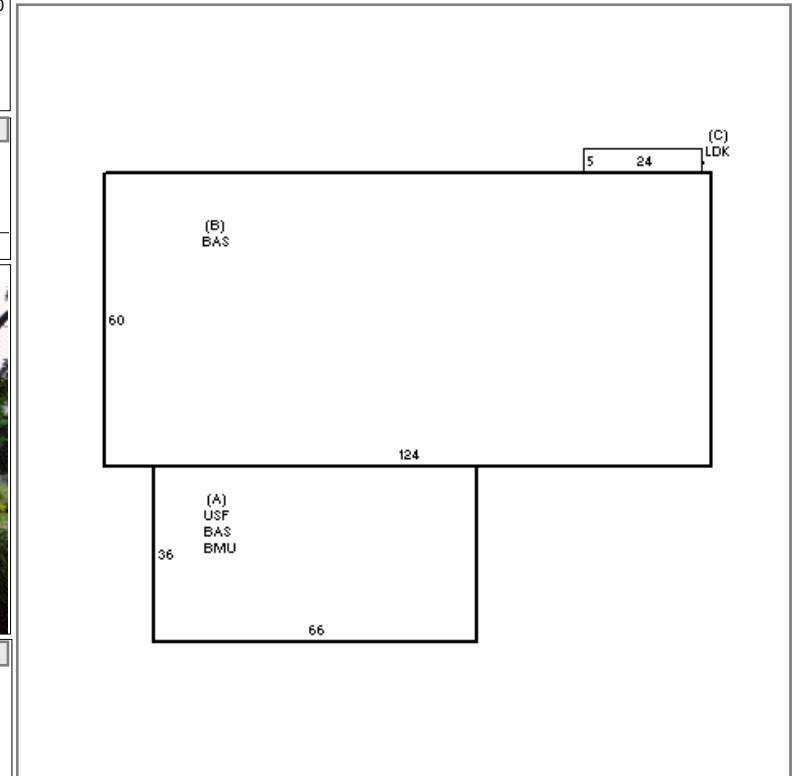
TOTAL	1.640 Acres	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	N O T E 1 full bath/3 lavs/1 outside shower; 1/2 of office bldg has central A/C. 1/2 of office bldg has FHW/1/2 has electric heat.	LAND	337,000	324,000		
Infl1	AVG		BUILDING	815,600	705,800		
N_Index	AVG		DETACHED	41,500	39,100		
			OTHER	0	0		
			TOTAL	1,194,100	1,068,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C08	A	1.00	50 0.50		300	11.70	1,800
PAV	A	1.00	50 0.50		20,000	1.20	12,000
SP1	+	1.10	10 0.90	7X51	2013	356	86.46
							27,700



BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	RP
MODEL	5		CIM-5	LIST	5/25/2021	EST
STYLE	57	1.10	OFFICE WAREHOUS [61%]	REVIEW	5/25/2021	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	4	0.99	METAL [61%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,132,731
NET AREA	12,192	DETAIL ADJ	1.138	FOUNDATION	2	SLAB	1.00	A	BMU	N	BSMT UNF	2,376		18.40	43,718		
\$NLA(RCN)	\$93	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	A	BAS	L	BASE AREA	2,376	1986	91.86	218,254		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,376	1986	77.90	185,080		
				ROOF COVER	10	METAL	1.00	B	BAS	L	BASE AREA	7,440	1986	91.86	683,423		
				FLOOR COVER	6	OTHER	1.00	C	LDK	N	LOADING DOCK	120		18.80	2,256		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



DETACHED

BUILDING

INDIN

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	\$815,600