

Key: 2017

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.029

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTMAS PLAZA TRUST LLC 231 WILLOW ST YARMOUTHPORT, MA 02675				11.4-66-0				11 CRANBERRY HWY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHRISTMAS PLAZA TRUST LLC				06/04/2014	QS	300,000	28182-249				
DONOVAN THOMAS E ET AL				03/07/1985	F	1 4441-43					


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

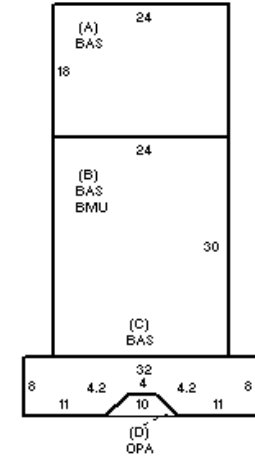
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	4,560	C-2	1.00	100	1.00	100	1.00	455,500	3.26	A	1.00	55	1.00			155,660

TOTAL	4,574 SF	ZONING		FRNT	65	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	N O T E Paved Parking owned by Commonwealth of MA.; no on-site parking for subject=topo	LAND	155,700	149,700			
Infl1	AVG		BUILDING	209,400	191,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	365,100	341,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/21/2019
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2019	RP
MODEL	5		CIM-5	LIST	6/21/2019	RP
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW		
QUALITY	A	1.02	AVERAGE [83%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	283.036	
NET AREA	1,387	DETAIL ADJ	2.291	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,152	1880	194.26	223,792	CONDITION ELEM	CD	
\$NLA(RCN)	\$204	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BMU	N	BSMT UNF	720		18.40	13,248	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	235	1880	194.26	45,652	INTERIOR	G
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	D	OPA	N	OPEN PORCH	21			16.38	344	CDN/APP	G	
% HEATED	100	1.00	FLOOR COVER	1	HARDWOOD	1.00												
% AIR COND	100	1.03	INT. FINISH	2	DRYWALL	1.00												
% SPINKLERS	0	1.00	HEATING/COOL	10	HOT/COOL WATER	1.02												
			FUEL SOURCE	2	GAS	1.00												
			NAF	0		1.00												

EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$209,400