

Key: 2062

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.072

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCELROY INVESTMENT GROUP LLC 107 PINKHAM RD SANDWICH, MA 02560				11.4-115-0				73 CRANBERRY HWY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCELROY INVESTMENT GROUP				04/26/2022	U	385,000	35074-231				
73 CRANBERRY HWY LLC				03/28/2016	O	230,000	29538-344				
ROY PATRICK J &				06/17/2014	U	150,000	28208-138				

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 %
B-22-314	09/28/2022	4	DETACH.STRUC	15,000	09/21/2023	TL	10 0
18502	06/14/2018	13	OTHER				100 100
17594	07/31/2017	7	SIGN	400			100 100
16562	07/01/2016	7	SIGN		08/01/2017	BC	100 100
16287	04/19/2016	3	ALT/RENO	20,000	08/01/2017	BC	100 100

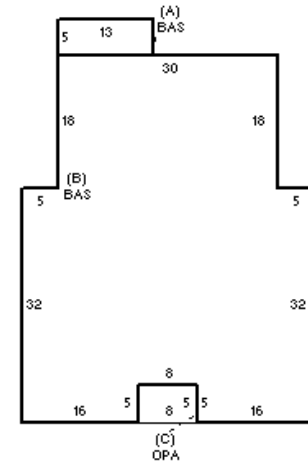
TOTAL	11,979 SF	ZONING	FRNT	117	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	NOTE	LAND	243,400	234,100		
Inf1	AVG		BUILDING	199,500	210,700		
N_Index	AVG		DETACHED	2,400	2,700		
			OTHER	0	0		
			TOTAL	445,300	447,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		2,250	1.20	2,400
SHF	A	1.00	10 0.90	18 X 24	2022	0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2023	RP
MODEL	5		CIM-5	LIST	5/17/2018	BC
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	9/21/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	3	1.01	FR W/ VENEER [100%]			



YEAR BLT	1938	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,845	DETAIL ADJ	2.246	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	65	1938	168.58	10,958
\$NLA(RCN)	\$169	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	1,780	1938	168.59	300,091
				ROOF SHAPE	2	HIP	1.00	C	OPA	N	OPEN PORCH	40		16.10	644
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	5	VINYL	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								

TOTAL RCN	311,693
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0 uc
ECON	0
DEPR	36 % GD 64
RCNLD	\$199,500