

Key: 212

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 211

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CURRENT OWNER				PARCEL ID				LOCATION			
3A REALTY TRUST LLC 99 STATE ROAD SAGAMORE BEACH, MA 02562				3.0-37-0				112 STATE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
3A REALTY TRUST LLC				03/14/2014	F	1	28031-327				
112 REALTY LLC				08/23/2013	F	100	27640-69				
CHENEY MAGGIE ELLEN & JOS				05/31/2012	F	1	26377-57				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
GF-21-213	05/10/2021	3	ALT/RENO	1,500			100 100
PL-21-138	04/30/2021	3	ALT/RENO	3,500			100 100
B-20-283	09/24/2020	1	NEW CONSTRUC	50,000	03/16/2022	TL	100 100
01242	05/07/2001	1	NEW CONSTRUC	180,000	06/25/2002	MJ	100 100
960012	01/12/1996	1	NEW CONSTRUC	138,000	09/12/2017	BC	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	614,925	1.48	A	1.00	75	1.35		418,560
303	A	0.367	C-1	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		11,300

TOTAL	35,981 SF	ZONING	FRNT	180	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	N O T E Ltr to owner - no response. No interior inspection except cursory.	LAND	429,900	413,300		
Infl1	AVG		BUILDING	628,100	581,300		
N_Index	AVG		DETACHED	14,800	13,500		
			OTHER	119,100	103,400		
			TOTAL	1,191,900	1,111,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	+	1.10	10 0.90		11,500	1.32	13,700
SW2	+	1.10	10 0.90		50	23.98	1,100

PHOTO 03/16/2021



BLDG COMMENTS

80

(A)
USF 0.75
BAS
BIG 0.50
BMU 0.50

40

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BUILDING	CD	ADJ	DESC	MEASURE	3/16/2021	RP
MODEL	5		CIM-5	LIST	3/16/2021	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	3/16/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	795.072
NET AREA	5,600	DETAIL ADJ	2.223	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	1,600		18.40	29,440	CONDITION ELEM	CD
\$NLA(RCN)	\$142	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BIG	N	BUILT-IN GARAGE	1,600		27.02	43,228	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	3,200	2001	137.99	441,567	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	USF	L	UP-STRY FIN	2,400	2001	117.02	280,837	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	12	WM/CL AIR SPLIT	1.01										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

EFF.YR/AGE	2001 / 21	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$628,100	

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE					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

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	119,100	
Infl1			BUILDING		
N_Index			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2022	TL
MODEL	5		CIM-5	LIST	3/21/2022	EST
STYLE	57	1.05	OFFICE WAREHOUS [100%]	REVIEW	7/1/2022	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	120,255
NET AREA	1,200	DETAIL ADJ	0.852	FOUNDATION	2	SLAB	1.00	A	BIG	N	BUILT-IN GARAGE	1,200	2021	37.67	45,206		
\$NLA(RCN)	\$100	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	1,200		62.54	75,049		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES		0	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00										
% HEATED		0	.95	FLOOR COVER	6	OTHER	1.00										
% AIR COND		0	1.00	INT. FINISH	6	MINIMUM	0.95										
% SPINKLERS		0	1.00	HEATING/COOL	7	FLR/WALL UNIT	0.95										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																CDN/APP	A
																EFF.YR/AGE	2021 / 1
																COND	1 1 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$119,100