

Key: 213

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 213

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
110 STATE ROAD LLC 110 STATE RD SUITE #7 SAGAMORE BEACH, MA 02562				3.0-38-0				110 STATE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
110 STATE ROAD LLC				06/01/2011	O	425,000	25483-294				
HENDERSON DONALD F & THOM				07/01/1994	S	275,000	9265-061				
CAPE COD BANK & TRUST CO				06/03/1994	L	285,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16963	11/01/2016	13	OTHER	70,203	05/02/2018	BC	100	100
16629	07/27/2016	3	ALT/RENO	5,500	05/02/2018	BC	100	100
15835	09/17/2015	3	ALT/RENO	6,000	05/02/2018	BC	100	100
14021	01/16/2014	3	ALT/RENO	15,000			100	100
C-12-00002	12/21/2012	3	ALT/RENO	5			100	100

LAND

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	0.421	C-1	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		9,600

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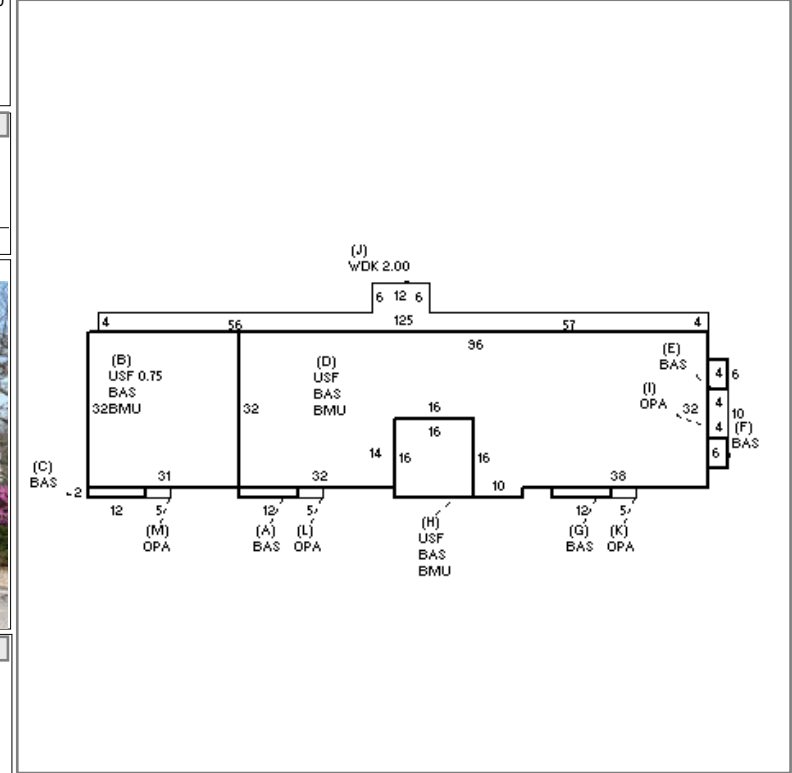
TOTAL	38,333 SF	ZONING	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	N O T E	Sagamore Beach Village office complex		LAND	319,700	307,400
Infl1	AVG		BUILDING	421,700	385,400		
N_Index	AVG		DETACHED	25,700	23,700		
			OTHER	0	0		
					TOTAL	767,100	716,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 7 X 8		56	16.90	700
SW2	A	1.00	A 0.75 3 X 6		18	21.80	300
SHF	A	1.00	A 0.75 7 X 8		56	16.90	700
PAV	A	1.00	20 0.80		25,000	1.20	24,000

PHOTO 05/02/2018



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	5/2/2018	BC
MODEL	5		CIM-5	LIST	5/2/2018	BC
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	7/20/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,231
NET AREA	8,104	DETAIL ADJ	0.978	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	120	1986	54.46	6,535	CONDITION ELEM	CD
\$NLA(RCN)	\$63	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BMU	N	BSMT UNF	992		18.40	18,253	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	4,116	1986	54.46	224,167	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	3,868	1986	46.18	178,640	CDN/APP	G
				FLOOR COVER	3	W/W CARPET	1.00	D	BMU	N	BSMT UNF	2,868		18.40	52,771		
				INT. FINISH	2	DRYWALL	1.00	H	BMU	N	BSMT UNF	256		18.40	4,710		
				HEATING/COOL	9	WARM/COOL AIR	1.00	+	OPA	N	OPEN PORCH	70		16.10	1,127		
				FUEL SOURCE	2	GAS	1.00	J	WDK	N	WOOD DECK	1,144		24.50	28,028		
				NAF	0		1.00										

EFF. YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$421,700	