

Key: 2290

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.304

LEGAL

LAND

DETACHED

BUILDING

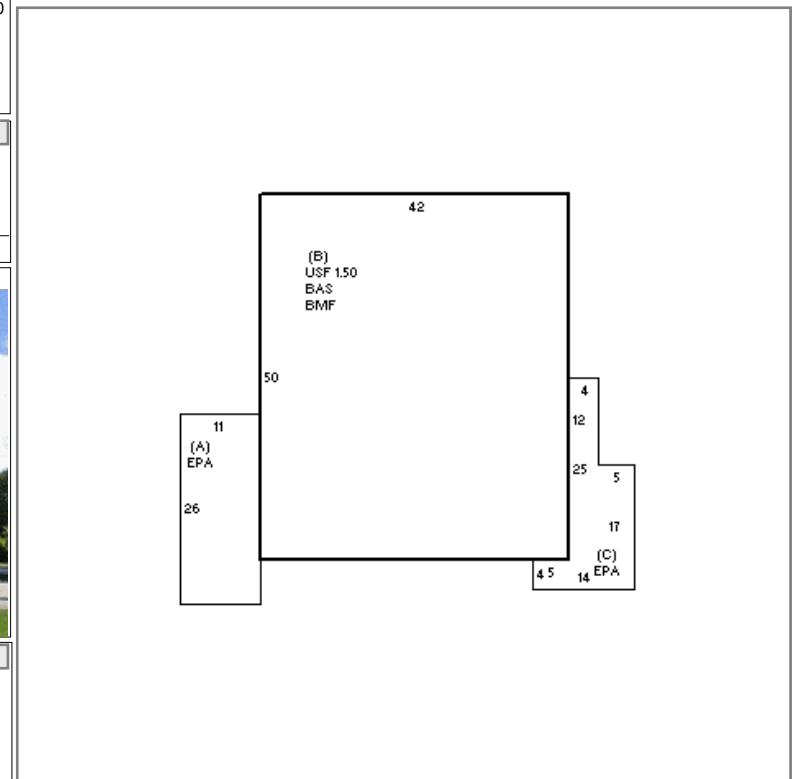
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| KEITH CAR COMPANY INC P O BOX 1051 SANDWICH, MA 02563-1051 | | | | 12.3-85-0 | | | | 39 PLEASANT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KEITH CAR COMPANY INC | | | | 04/11/1994 | B | 1 (133472) | | | | | |
| CRENEY JOHN C TR | | | | 05/15/1987 | C | 700,000 | 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 | % |
| 15183 | 03/26/2015 | 14 | SOLAR | 61,330 | 04/22/2015 | | 100 | 100 |
| 13117 | 03/01/2013 | 3 | ALT/RENO | 130,000 | | | 100 | 100 |
| 13084 | 02/14/2013 | 3 | ALT/RENO | 30,000 | | | 100 | 100 |
| 12554 | 08/16/2012 | 3 | ALT/RENO | 12,500 | | | 100 | 100 |
| 950240 | 05/22/1995 | 6 | FENCE | | 01/01/1997 | PAM | 0 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|----|------|--|---------|
| 103 | S | 40,000 | C-2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 546,600 | 1.04 | A | 1.00 | 65 | 1.20 | | 523,360 |
| 303 | A | 0.316 | C-2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 27,360 | 1.00 | A | 1.00 | 65 | 1.20 | | 8,650 |

| | | | | | | | |
|---------|-------------|------------------|---------------------------------|---------|----------|---------|----------|
| TOTAL | 1.234 Acres | ZONING | FRNT | 208 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | SO SAGAMORE | N O T E | ADDED PARCELS 86 & 126 - FY2002 | | LAND | 532,000 | 511,600 |
| Infl1 | AVG | | BUILDING | 241,000 | 223,400 | | |
| N_Index | AVG | | DETACHED | 9,500 | 8,800 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 782,500 | 743,800 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|--------|-----------|-------|
| PAV | A | 1.00 | 50 0.50 | | 11,000 | 1.20 | 6,600 |
| SHF | G | 1.20 | 30 0.70 | | 224 | 18.28 | 2,900 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/20/2021 | RP |
|----------|----|------|------------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 7/20/2021 | EST |
| STYLE | 20 | 1.00 | OFFICE BUILDING [100%] | REVIEW | 7/20/2021 | RP |
| QUALITY | G | 1.10 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1977 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 354,416 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 7,350 | DETAIL ADJ | 0.969 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | EPA | N | ENCL PORCH | 507 | | 33.88 | 17,177 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$48 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | BMF | L | BSMT FIN | 2,100 | 1977 | 24.20 | 50,828 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 2,100 | 1977 | 60.03 | 126,061 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | USF | L | UP-STRY FIN | 3,150 | 1977 | 50.90 | 160,350 | CDN/APP | A |
| | | | | FLOOR COVER | 3 | WW CARPET | 1.00 | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1981 / 41 |
| | | | | | | | | | | | | | | | | COND | 32 32 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 32 % GD 68 |
| | | | | | | | | | | | | | | | | RCNLD | \$241,000 |