

Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.321

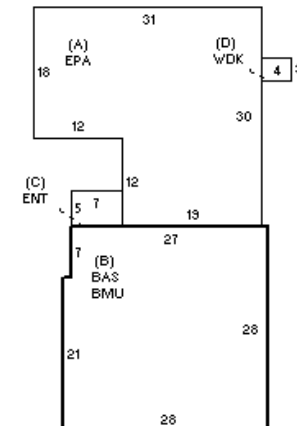
LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | |
|--|---|----------|------|------------|---------|-------------|--------------|------------------|---------|------|------------|-----------|----|------|---------|
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | | | 12.3-100-0 | | | | 1025 SANDWICH RD | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | | |
| QUEST PROPERTIES LLC | | | | 02/29/2016 | V | 850,000 | 29478-268 | | | | | | | | |
| GAY JOHN W ETUX | | | | 10/23/2013 | F | 1 27775-103 | | | | | | | | | |
| GAY JOHN W JR & CAROL A G | | | | 08/16/1988 | XX | 6396-271 | | | | | | | | | |
| 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 | 318,850 | 1.04 | 30 | 0.70 | 55 | 1.00 | 305,290 |
| 203 | A | 0.732 | C-2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 159,500 | 1.00 | A | 1.00 | 55 | 1.00 | 116,750 |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|--------------------|----------|--------|------------|----|--------|---------|
| 0130 | 90 | RESID - COMMERCIAL | | | | 1 | 1 of 7 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 191193 | 12/20/2019 | 7 | SIGN | 500 | | | | 0 0 |
| 04134 | 03/15/2004 | 7 | SIGN | 2,500 | 12/05/2006 | MJ | | 0 100 |
| 980018 | 01/14/1998 | 3 | ALT/RENO | 8,000 | 06/25/2001 | EB | | 100 100 |
| 940282 | 06/16/1994 | 3 | ALT/RENO | 3,500 | 01/05/1995 | JS | | 0 100 |

| | | | | | | | | |
|---------|-------------|--------|---|------|----|----------|---------|----------|
| TOTAL | 1.650 Acres | ZONING | 1 | FRNT | 95 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | SO SAGAMORE | N | Quest Properties Apartment. DEP=environmental cleanup from gas station across street=T. former site of johns capeside diner and C & J .cottages contamination of the site from 20-year old leak at gas station across street. | | | LAND | 422,000 | 405,900 |
| Infl1 | AVG | O | | | | BUILDING | 14,600 | 13,300 |
| N_Index | AVG | T | | | | DETACHED | 0 | 0 |
| | | E | | | | OTHER | 239,600 | 218,700 |
| | | | | | | TOTAL | 676,200 | 637,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2021 | RP |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 58 | 1.00 | UTILITY BLD [100%] | REVIEW | 4/28/2021 | RP |
| QUALITY | - | 0.90 | AVERAGE - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

DET
ACH
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| YEAR BLT | 1945 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 104,138 | | |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|--------|----------------|---------|------------|--------------|
| NET AREA | 777 | DETAIL ADJ | 0.890 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | EPA | N | ENCL PORCH | 786 | | 27.72 | 21,788 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$134 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 | B | BMU | N | BSMT UNF | 777 | | 18.40 | 14,297 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 777 | 1945 | 86.11 | 66,906 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | ENT | N | ENCL ENTRY | 35 | | 25.20 | 882 | CDN/APP | A | | |
| | | | | FLOOR COVER | 5 | VINYL | 1.00 | D | WDK | N | WOOD DECK | 12 | | 22.08 | 265 | | | | |
| | | | | INT. FINISH | 4 | WALL BOARD | 0.96 | | | | | | | | | | | | |
| | | | | HEATING/COOL | 13 | NONE | 0.95 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 8 | NONE | 1.00 | | | | | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1977 / 45 |
| | | | | | | | | | | | | | | | | | | COND | 36 36 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 50 gas fumes |
| | | | | | | | | | | | | | | | | | | DEPR | 86 % GD 14 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$14,600 |

Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.322

LEGAL

| | | | | | | | | | | | |
|--|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | | | 12.3-100-0 | | | | 1025 SANDWICH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |

| | | | | | | | |
|--------|--------|--------------------|------|--------|-------|----|--------|
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
| 0130 | 90 | RESID - COMMERCIAL | | | | 2 | 2 of 7 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |

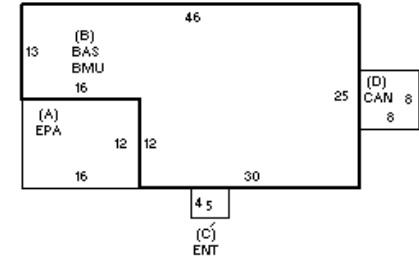
LAND

| | | | | | | | | | | | | |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|

| | | | | | |
|---------|--------|------|----------|---------|----------|
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NOTE | | LAND | 73,100 | |
| Infl1 | | | BUILDING | | |
| N_Index | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| | | | | | | | |
|----|------|------|----------|----|-------|-----------|-------|
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| | | | | | | |
|----------|----|------|-------------------|---------|-----------|-----|
| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2021 | RP |
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 15 | 1.00 | APARTMENT [100%] | REVIEW | 4/28/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| | | | | | | | | | | | | | | | | | | | |
|------------|-------|------------|-------|--------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|--------|----------------|---------|------------|------------|
| YEAR BLT | 1940 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 114,162 | | |
| NET AREA | 958 | DETAIL ADJ | 0.948 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | EPA | N | ENCL PORCH | 192 | | 30.80 | 5,914 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$119 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | B | BMU | N | BSMT UNF | 958 | 1940 | 18.40 | 17,627 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 958 | | 93.14 | 89,229 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | C | ENT | N | ENCL ENTRY | 20 | | 28.00 | 560 | CDN/APP | A | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 0.95 | D | CAN | N | CANOPY | 64 | | 13.00 | 832 | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | |
| | | | | HEATING/COOL | 10 | HOT/COOL WATER | 1.02 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1977 / 45 |
| | | | | | | | | | | | | | | | | | | COND | 36 36 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 36 % GD 64 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$73,100 |

Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.323

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|------------------|------------|--------------|--|
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | 12.3-100-0 | 1025 SANDWICH RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |


| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|--------|--------------------|------|--------|-------|----|--------|
| 0130 | 90 | RESID - COMMERCIAL | | | | 3 | 3 of 7 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| | | | | | | | |

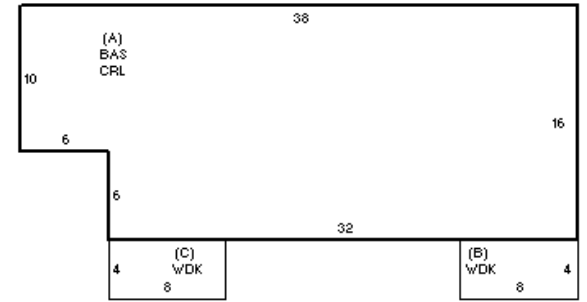
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 42,700 | |
| Infl1 | | BUILDING | | | |
| N_Index | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|--|
| | | | | | | | | 04/29/2021 |
| | | | | | | | |  |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2021 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 15 | 1.00 | APARTMENT [100%] | REVIEW | 4/28/2021 | EST |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| NET AREA | 572 | DETAIL ADJ | 0.938 | FOUNDATION | 3 | FOUND. WALL | 1.00 | A | CRL | N | CRAWL | 572 | | 4.90 | 2,803 |
| \$NLA(RCN) | \$117 | OVERALL | 1.000 | EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 572 | 1930 | 100.84 | 57,678 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 64 | | 24.50 | 1,568 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | FIX | O | XTRA FIX | 5 | | 944.00 | 4,720 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 0.95 | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 12 | WM/CL AIR SPLIT | 1.01 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 66,769 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| CDN/APP | A | |
| EFF.YR/AGE | 1977 / 45 | |
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | \$42,700 | |

Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.324

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|------------------|------------|--------------|--|
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | 12.3-100-0 | 1025 SANDWICH RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|--------------------|------|--------|-------|----|--------|---|
| 0130 | 90 | RESID - COMMERCIAL | | | | 4 | 4 of 7 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |

| CD | T | AC/SF/UN | Nbhd | Inf1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|---------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|---------|----------|-----|------|-----|----|------------|-----------|

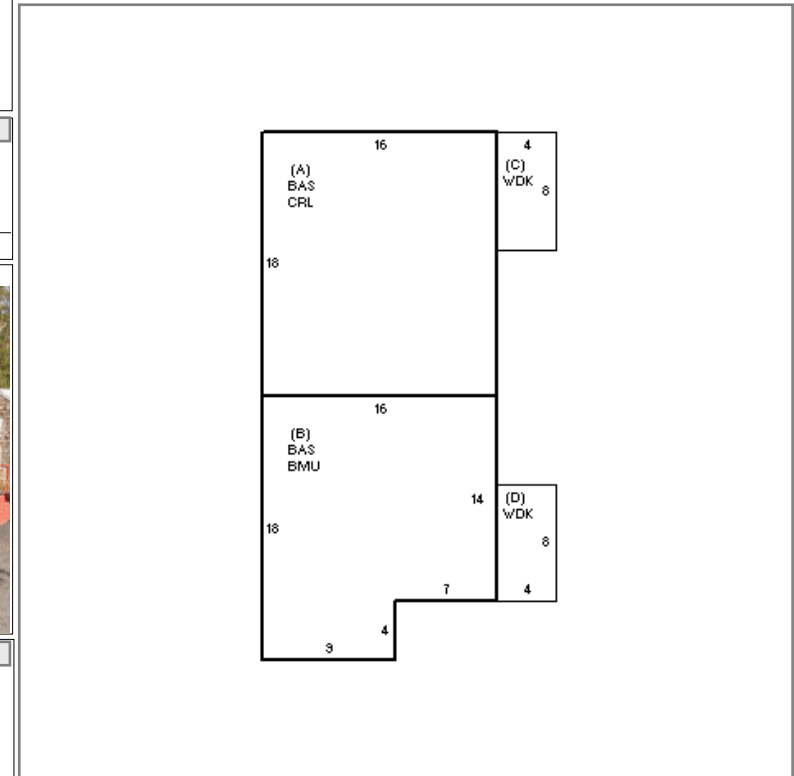
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 43,400 | |
| Inf1 | | BUILDING | | | |
| N_Index | | DETACHED | | | |
| TOTAL | | | OTHER | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2021 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 15 | 1.00 | APARTMENT [100%] | REVIEW | 4/28/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | CRL | N | CRAWL | 288 | | 4.90 | 1,411 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 548 | 1930 | 100.84 | 55,258 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | BMU | N | BSMT UNF | 260 | | 18.40 | 4,784 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 64 | | 24.50 | 1,568 |
| FLOOR COVER | 2 | SOFTWOOD | 0.95 | | FIX | O | XTRA FIX | 5 | | 944.00 | 4,720 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 12 | WM/CL AIR SPLIT | 1.01 | | | | | | | | |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |
| NAF | 0 | | 1.00 | | | | | | | | |



| YEAR BLT | 1930 | SIZE ADJ | 1.000 |
|-------------|-------|------------|-------|
| NET AREA | 548 | DETAIL ADJ | 0.938 |
| \$NLA(RCN) | \$124 | OVERALL | 1.000 |
| CAPACITY | UNITS | ADJ | |
| STORIES | 1 | 1.00 | |
| % HEATED | 100 | 1.00 | |
| % AIR COND | 100 | 1.03 | |
| % SPINKLERS | 0 | 1.00 | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 67,741 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| CDN/APP | A | |
| EFF.YR/AGE | 1977 / 45 | |
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | \$43,400 | |

Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.325

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|------------------|------------|--------------|--|
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | 12.3-100-0 | 1025 SANDWICH RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|--------------------|------|--------|-------|----|--------|---|
| 0130 | 90 | RESID - COMMERCIAL | | | | 5 | 5 of 7 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

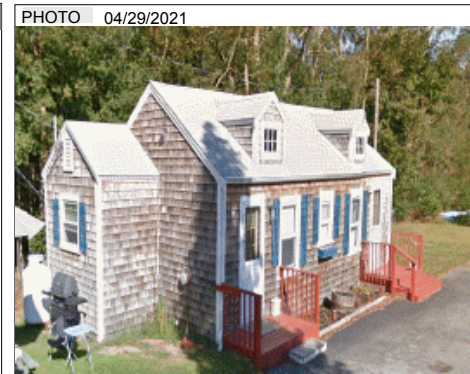
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 41,300 | |
| Infl1 | | BUILDING | | | |
| N_Index | | DETACHED | | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

BUILDING

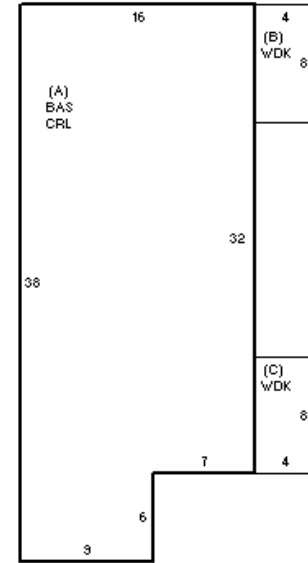
| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2019 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 15 | 1.00 | APARTMENT [100%] | REVIEW | 4/28/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 566 | DETAIL ADJ | 0.912 |
| \$NLA(RCN) | \$114 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|-------------|-------|------|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 0 | 1.00 |
| % SPINKLERS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| FOUNDATION | 4 | FLR & WALL | 1.00 | A | CRL | N | CRAWL | 566 | | 4.90 | 2,773 |
| EXT. COVER | 1 | WOOD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 566 | 1930 | 98.04 | 55,491 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 64 | | 24.50 | 1,568 |
| ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | FIX | O | XTRA FIX | 5 | | 944.00 | 4,720 |
| FLOOR COVER | 2 | SOFTWOOD | 0.95 | | | | | | | | |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOL | 12 | WM/CL AIR SPLIT | 1.01 | | | | | | | | |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |
| NAF | 0 | | 1.00 | | | | | | | | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 64,552 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| CDN/APP | A | |
| EFF.YR/AGE | 1977 / 45 | |
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | \$41,300 | |



Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.326

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|------------------|------------|--------------|--|
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | 12.3-100-0 | 1025 SANDWICH RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |


| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|--------------------|------|--------|-------|----|--------|---|
| 0130 | 90 | RESID - COMMERCIAL | | | | 6 | 6 of 7 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

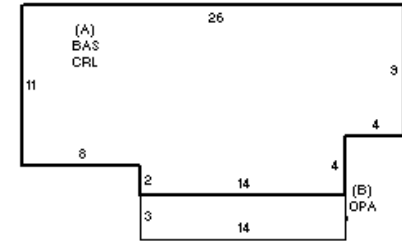
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 21,100 | |
| Infl1 | | BUILDING | | | |
| N_Index | | DETACHED | | | |
| TOTAL | | | OTHER | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|--|
| | | | | | | | | 04/29/2021 |
| | | | | | | | |  |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2021 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 15 | 1.00 | APARTMENT [100%] | REVIEW | 4/28/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|--------|
| NET AREA | 306 | DETAIL ADJ | 0.938 | FOUNDATION | 3 | FOUND. WALL | 1.00 | A | CRL | N | CRAWL | 306 | | 4.90 | 1,499 |
| \$NLA(RCN) | \$108 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 306 | 1930 | 100.84 | 30,856 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 42 | | 16.10 | 676 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | | | | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 0.95 | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 12 | WM/CL AIR SPLIT | 1.01 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | |

| BLDG COMMENTS | |
|----------------|------------|
| | |
| TOTAL RCN | 33.031 |
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| CDN/APP | A |
| EFF.YR/AGE | 1977 / 45 |
| COND | 36 36% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD | \$21,100 |

Key: 2306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.327

LEGAL

| | | | | | | | | | | | |
|--|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| QUEST PROPERTIES LLC 42 DUBLIN DR PLYMOUTH, MA 02360 | | | | 12.3-100-0 | | | | 1025 SANDWICH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|--------------------|------|--------|-------|----|--------|---|
| 0130 | 90 | RESID - COMMERCIAL | | | | 7 | 7 of 7 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |


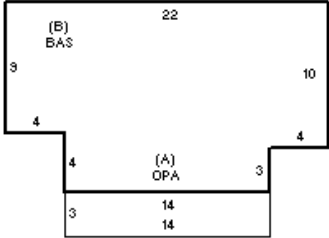
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 18,000 | |
| Infl1 | | | BUILDING | | |
| N_Index | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 04/29/2021 |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2021 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/28/2021 | EST |
| STYLE | 15 | 1.00 | APARTMENT [100%] | REVIEW | 4/28/2021 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-------------|-------|------------|-------|--------------|------------|-----------------|-------|------|-----|---|-------------|-------|------|-----------|--------|
| NET AREA | 258 | DETAIL ADJ | 0.987 | FOUNDATION | 1 | PIER | 1.00 | A | OPA | N | OPEN PORCH | 42 | 1930 | 16.10 | 676 |
| \$NLA(RCN) | \$109 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 | B | BAS | L | BASE AREA | 258 | | 106.10 | 27,374 |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | |
| STORIES | | 1 | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | | | | | | | |
| % HEATED | | 100 | 1.00 | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | |
| % AIR COND | | 100 | 1.03 | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| % SPINKLERS | | 0 | 1.00 | HEATING/COOL | 12 | WM/CL AIR SPLIT | 1.01 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |
| | | | | NAF | 0 | | 1.00 | | | | | | | | |

| BLDG COMMENTS | |
|----------------|------------|
| TOTAL RCN | 28.050 |
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| CDN/APP | A |
| EFF.YR/AGE | 1977 / 45 |
| COND | 36 36 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD | \$18,000 |