

Key: 2326

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.353

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FINE JOHN C TR ROYAL TRADE REALTY TRUST PO BOX 201 CATAUMET, MA 02534				12.3-121-0				1028 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINE JOHN C TR					XX		04417-00048				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	75	COMMERCIAL-RESID			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19623	07/12/2019	3	ALT/RENO	11,200	10/24/2019	RP	100 100
12695	10/01/2012	3	ALT/RENO	3,000	10/24/2019	RP	100 100
2326	10/03/2011	3	ALT/RENO	30,000	02/21/2012	JB	100 100
3000	01/02/2003	3	ALT/RENO	10,000	04/12/2006	MJ	0 100
01649	10/15/2001	3	ALT/RENO	5,500	04/25/2002	MJ	100 100

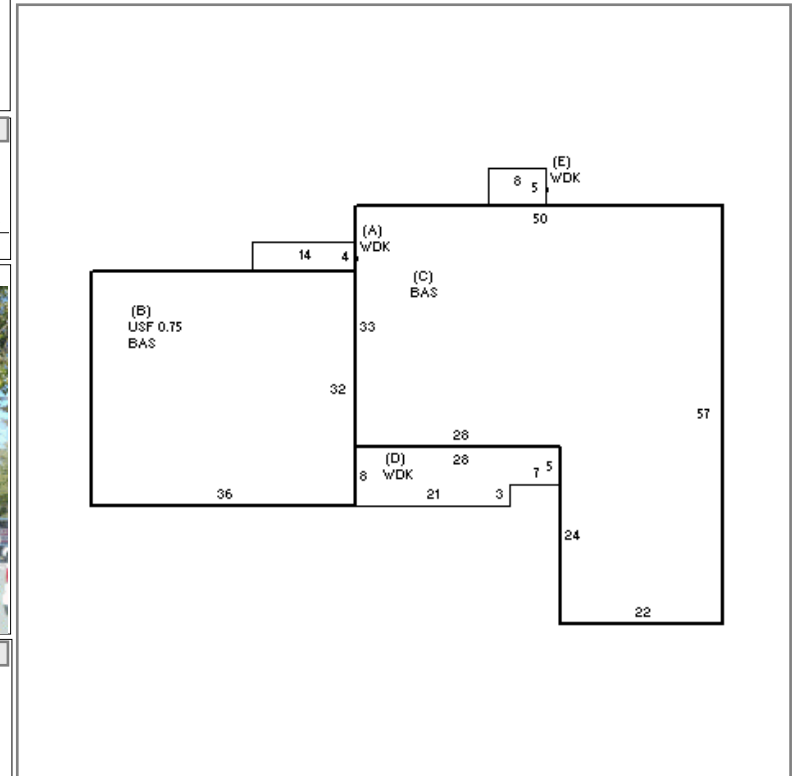
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	18,731	C-2	1.00	100	1.00	100	1.00	455,500	1.53	A	1.00	55	1.00			300,460

TOTAL	18,731 SF	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	NOTE 150' frontage on Cranberry Hy	LAND	300,500	288,900		
Infl1	AVG		BUILDING	309,900	283,100		
N_Index	AVG		DETACHED	11,300	10,500		
			OTHER	0	0		
			TOTAL	621,700	582,500		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	30 0.70		30	108.70	2,300
SP2	A	1.00	30 0.70		24	108.70	1,800
PAV	A	1.00	50 0.50		12,000	1.20	7,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	RP
MODEL	5		CIM-5	LIST	10/24/2019	RP
STYLE	31	1.99	STORE(SM.RETAIL [79%])	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,722		
NET AREA	4,194	DETAIL ADJ	1.848	FOUNDATION	3	FOUND. WALL	1.00	+	WDK	N	WOOD DECK	299		22.05	6,593	CONDITION ELEM	CD		
\$NLA(RCN)	\$100	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	3,330	1750	101.44	337,805			EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	864	1750	86.02	74,324	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	G
				FLOOR COVER	6	OTHER	1.00												
				INT. FINISH	4	WALL BOARD	0.96												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
				NAF	0		1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$309,900