

Key: 3275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.315

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCELROY CHRISTOPHER TRS CM REALTY TRUST 228 ROUTE 6A EAST SANDWICH, MA 02537				18.1-28-0				226 CRANBERRY HWY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCELROY CHRISTOPHER TRS BRIGGS VIRGINIA J				05/30/2019	H XX	125,000	32055-329 03090-0162				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0310	90	COMMERCIAL-RESID					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

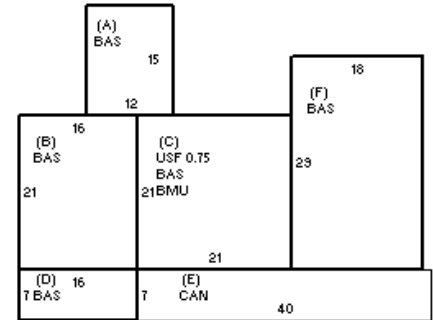
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,500	C-2	1.00	100	455,500	1.69	A	1.00	55	1.00	274,570

TOTAL	15,507 SF	ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	NOTE 2019 sale (Estate).	LAND	274,600	264,000		
Infl1	AVG		BUILDING	41,400	37,800		
N_Index	AVG		DETACHED	2,400	2,100		
			OTHER	0	0		
			TOTAL	318,400	303,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		3,500	1.20	2,100
SW2	A	1.00	50 0.50 4 X 6		24	21.80	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/14/2019	RP
MODEL	5		CIM-5	LIST	6/14/2019	EST
STYLE	39	1.21	RESTAURANT [77%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	147,933
NET AREA	1,922	DETAIL ADJ	1.094	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,479	1930	72.95	107,895	CONDITION ELEM	CD
\$NLA(RCN)	\$77	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	C	BMU	N	BSMT UNF	441		18.40	8,114	EXTERIOR	P
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UP-STRY FIN	331	1930	61.86	20,477	INTERIOR	P
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	112	1930	72.96	8,171	CDN/APP	P
				FLOOR COVER	5	VINYL	1.00	E	CAN	N	CANOPY	280		11.70	3,276		
				INT. FINISH	3	WOOD PANEL	1.05										
				HEATING/COOL	7	FLR/WALL UNIT	0.95										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	1948 / 74
																COND	72 72 %
																FUNC	0
																ECON	0
																DEPR	72 % GD 28
																RCNLD	\$41,400