

Key: 3290

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.331

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHALEFIN LLC 18 SHEFFIELD PLACE DR MASHPEE, MA 02649				18.2-11-0				1052 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHALEFIN LLC				01/15/2016	F	100	29393-230				
LACEY ROBERT L &				01/14/2015	F	100	28630-347				
LACEY ROBERT L &				05/24/2002	F	1	15191-221				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
PL-22-169	05/23/2022	3	ALT/RENO	1,000	08/01/2022	TL	100	100
M-22-22	05/10/2022	3	ALT/RENO	14,000	08/01/2022	TL	100	100
B-22-98	03/28/2022	3	ALT/RENO	25,000	08/01/2022	TL	100	100
B-22-46	02/11/2022	3	ALT/RENO	5,000	08/01/2022	TL	100	100
EXB-21-424	06/21/2021	3	ALT/RENO	800	04/12/2022		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	10,150	C-2	1.00	100	1.00	100	1.00	455,500	2.12	A	1.00	55	1.00		225,080

TOTAL	10,149 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	NOTE	LAND	225,100	216,400		
Infl1	AVG		BUILDING	108,100	89,600		
N_Index	AVG		DETACHED	3,400	3,000		
			OTHER	0	0		
			TOTAL	336,600	309,000		

DETACHED

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50	0.50		4,968	1.20	3,000
SW2	V	1.30	10	0.90		16	28.34	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2021	TL
MODEL	5		CIM-5	LIST	8/1/2022	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	2/23/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	138,540		
NET AREA	946	DETAIL ADJ	1.270	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	946	1945	131.90	124,777	CONDITION ELEM	CD		
\$NLA(RCN)	\$146	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BMU	N	BSMT UNF	748		18.40	13,763	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	G
				FLOOR COVER	1	HARDWOOD	1.00												
				INT. FINISH	1	PLASTER	1.04											EFF.YR/AGE	1999 / 23
				HEATING/COOL	9	WARM/COOL AIR	1.00											COND	22 22 %
				FUEL SOURCE	1	OIL	1.00											FUNC	0
				NAF	0		1.00											ECON	0
																	DEPR	22 % GD 78	
																	RCNLD	\$108,100	

