

Key: 4610

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.697

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SHARPBAC LLC 50 COHASSET AVENUE BOURNE, MA 02532				23.2-90-0				50 COHASSET AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHARPBAC LLC				05/24/2019	O	410,000	32041-201				
SOVEREIGN CAPE COD INVEST				01/25/2012	B	496,395	26027-226				
CB (MA) QRS 12-57 INC				09/13/2002	B	10	15592-1				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3420	100	MEDICAL OFFICE BLDG			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-21-517	07/23/2021	3	ALT/RENO	16,000			100 100
19902	09/25/2019	7	SIGN	1,550	11/07/2019	RP	100 100
19695	07/31/2019	13	OTHER	4,900	11/07/2019	RP	100 100
19416	05/16/2019	3	ALT/RENO	164,494	11/07/2019	RP	100 100
13726	10/21/2013	7	SIGN	12,000	05/13/2014	JB	100 100

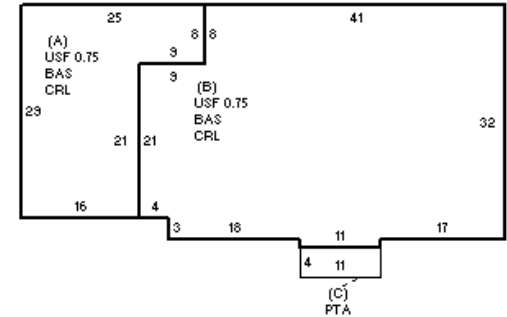
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	12,000	C-4	1.00	100 1.00	387,175	1.94	A	1.00	65 0.85		206,890

TOTAL	11,979 SF	ZONING	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E 11-2019, Chgd to 342 , no longer a bank. Consistent with Key#4165, quality and style.	LAND	206,900	198,900		
Infl1	AVG		BUILDING	340,500	327,500		
N_Index	AVG		DETACHED	16,600	15,300		
			OTHER	0	0		
			TOTAL	564,000	541,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	10 0.90 2 X 6		12	108.70	1,200
SP2	A	1.00	10 0.90 2 X 3		6	108.70	600
PAV	+	1.10	10 0.90		12,400	1.32	14,700
CAN	A	1.00	10 0.90		25	4.90	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2019	RP
MODEL	5		CIM-5	LIST	11/7/2019	EST
STYLE	82	1.60	CLINIC [100%]	REVIEW		
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,089		
NET AREA	3,610	DETAIL ADJ	1.643	FOUNDATION	3	FOUND. WALL	1.00	+	CRL	N	CRAWL	2,063		4.90	10,109	CONDITION ELEM	CD		
\$NLA(RCN)	\$127	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	+	BAS	L	BASE AREA	2,063	1964	129.02	266,162	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,547	1964	109.41	169,252	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	PTA	N	PATIO	44		4.64	204	CDN/APP	G		
				FLOOR COVER	6	OTHER	1.00		VLT	N	VAULT	136		105.60	14,362				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				NAF	0		1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$340,500