

Key: 4645

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.737

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KEYSTONE PLACE AT BUZZARDS BAY LLC 3965 AIRPORT DRIVE INDIANAPOLIS, IN 46254				23.2-120-1				218 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KEYSTONE PLACE AT BUZZARD				11/12/2013	F	100 27816-165					
KEYSTONE PLACE AT BUZZARD				11/12/2013	F	1 27816-162					
KEYSTONE PLACE AT BUZZARD				11/12/2013	F	1 27816-159					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1250	100	OTHER CONGREGATE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17485	06/22/2017	7	SIGN	3,718			0 0
14295	04/25/2014	1	NEW CONSTRUC	1,399,000	08/05/2015	RJM	100 100
14016	01/14/2014	4	DETACH.STRUC	5,000	08/05/2015	RJM	100 100
13831	11/25/2013	1	NEW CONSTRUC	13,990,000	08/05/2015	RJM	100 100
SS2016		11	SPLITS/SUBS				100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	172,062	C-4	1.00	100	387,175	1.00	A	1.00	65	0.85	1,529,340

TOTAL	3.950 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N	Sales verification letter sent 10/4/12. 06/27/13 Hearing for 140-units assisted living complex continued. Approved for 105, applying for 1 more with Planning Board for 106 total 05/2014.		LAND	1,529,300	1,470,600
Infl1	AVG	O			BUILDING	30,957,500	30,106,100
N_Index	AVG	T			DETACHED	18,900	17,800
		E			OTHER	0	0
					TOTAL	32,505,700	31,594,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	A	1.00	10 0.90	2015	18	845.50	13,700
PAV	A	1.00	10 0.90	2015	4,800	1.20	5,200



BUILDING	CD	ADJ	DESC	MEASURE	8/5/2015	RJM
MODEL	5		CIM-5	LIST	8/5/2015	RJM
STYLE	86	2.36	ASSISTED LIVNG [100%]	REVIEW	8/7/2015	RJM
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	154,996	DETAIL ADJ	2.354
\$NLA(RCN)	\$217	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	4	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	46,384	2014	240.42	11,151,842
+	USF	L	UP-STRY FIN	108,612	2014	203.88	22,143,795
+	OPA	N	OPEN PORCH	3,290		32.68	107,527
E	CPA	N	CARPORT	660		29.23	19,293
N	BMU	N	BSMT UNF	7,642		18.68	142,722
O	BMU	N	BSMT UNF	192		18.68	3,586
P	BMU	N	BSMT UNF	96		18.67	1,793
	BMG	O	BMU GAR	2		1,006.35	2,013
	ELP	O	PASSGR. ELEV.	2		38,425.85	76,852

TOTAL RCN	33,649,422
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$30,957,500

