

Key: 4911

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.036

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
RM53 HOLDINGS LLC 3949 FOREST PARKWAY SUITE 100 WHEATFIELD, NY 14120		24.1-1-0	13 KENDALL RAE PL		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RM53 HOLDINGS LLC		06/26/2018	O	1,325,000	31365-321
CMP DEVELOPMENT LLC		07/21/2016	V	1,900,000	29810-157

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1120	100	APT - MORE THAN 8 UT			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-56	02/20/2022	1	NEW CONSTRUC	10,000,000	05/16/2023	RP	100 100
B-21-137	04/06/2021	13	OTHER	380,000	07/01/2021		100 100
B-20-280	09/23/2020	13	OTHER	40,000	07/01/2021		100 100
20328	04/23/2020	1	NEW CONSTRUC	10,000,000	03/17/2022	RP	100 100
20051-A	01/17/2020	1	NEW CONSTRUC				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	120 APT	1.00	100	1.00	100	1.00	A	1.00	APA	1.00	4,416,000

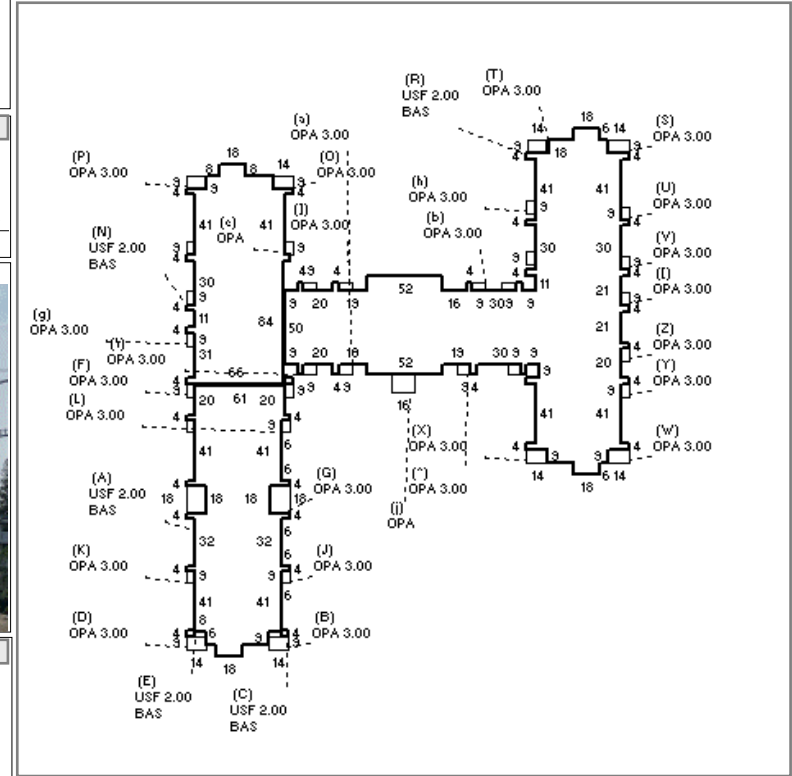
TOTAL	5.586 Acres	ZONING	002	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	N 7/18; applied for pmnts to construct 3 story 122 unit senior residences has been approved;120 units-243,320 sf				LAND	4,416,000	4,200,000
Infl1	AVG	O proposed 1,000sf required/243 units max .. Lots 4 (4.63 acres) & 4A (.07 acres) on Kendall Court Subdvn				BUILDING	7,506,400	2,796,100
N_Index	AVG	T				DETACHED	384,900	97,200
						OTHER	0	0
						<b>TOTAL</b>	<b>12,307,300</b>	<b>7,093,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	G	1.20	10 0.90	20X104	2021	2,080	39.27	73,500
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PAV	A	1.00	10 0.90		2021	5,000	1.20	5,400
LH2	A	1.00	10 0.90		2021	10	1,328.60	12,000



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2023	RP
MODEL	5		CIM-5	LIST	5/16/2023	RP
STYLE	15	1.00	APARTMENT [100%]	REVIEW	5/16/2023	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	125,493	DETAIL ADJ	1.017	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	41,831	2022	64.99	2,718,473
\$NLA(RCN)	\$60	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	83,662	2022	55.11	4,610,529
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	8,686		20.43	177,428
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	1	PLASTER	1.04								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								



TOTAL RCN	7,506,430
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$7,506,400