

Key: 4915

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.038

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CMP DEVELOPMENT LLC 91 SARAH SHERMAN RD ROCHESTER, MA 02770				24.1-6-0				2 KENDALL RAE PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CMP DEVELOPMENT LLC				07/21/2016	V	1,900,000	29810-157				
BYRON EVELYN				01/13/2011	F		25179-254				
BYRON EVELYN					XX		01093-0437				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	DEVELOPABLE LAND				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS19-01		11	SPLITS/SUBS		10/03/2018		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	177,515	C-4	1.00	100	387,175	1.00	A	65	0.85		1,577,810
303	A	0.160	C-4	1.00	100	19,380	1.00	A	65	0.85		3,100

TOTAL	4.239 Acres	ZONING	002	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N Lots 3 (3.91 acres) & 3A (0.16 acres) on Kendall Court O Subdvsion plan. Proposed to be 176 apartments ranging T from one to three bedrooms, a restaurant, and space for E shop. Tides at Bourne				LAND	1,580,900	1,520,200
Infl1	AVG					BUILDING	0	0
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,580,900	1,520,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	8/29/2023	RP
MODEL	1		RESIDENTIAL					
STYLE	0	1.00	[100%]					
QUALITY		1.00	[100%]					
FRAME		1.00	[100%]					

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	0
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00									CONDITION ELEM	CD
\$NLA(RCN)	\$0	OVERALL	1.000	EXT COVER	0		1.00									EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	0	1.00									INTERIOR	
STORIES	0		1.00	ROOF COVER	0		1.00									KITCHEN	
ROOMS	0		1.00	FLOOR COVER	0		1.00									BATHS	
BEDROOMS	0		1.00	INT. FINISH	0		1.00									HEAT	
BATHROOMS	0		1.00	HEATING/COOLING	0		1.00									ELECT	
FIXTURES	0		1.00	FUEL SOURCE	0		1.00										
GARAGE CAPACITY	0		1.00	USE	0		1.00										
% BSMT FINISH	0		1.00														
# OF HALF BATHS	0		1.00														
# OF UNITS	0		1.00														

EFF.YR/AGE	0 / 0	COND	0 0 %	FUNC	0	ECON	0	DEPR	0 % GD	100	RCNLD	\$0

DETACHED

BUILDING