

Key: 7301

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.454

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CAWNACOME SUNSHINE LODGE REALTY TRUST PO BOX 586 MONUMENT BEACH, MA 02553		35.0-5-0		77 VALLEY BARS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAWNACOME SUNSHINE LODGE		01/26/2015	F		(155228)
ROBINSON STANLEY ETAL TRS		01/26/2015	F		(155228)
ROBINSON STANLEY ET ALS T		10/20/1999	K		(155228)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
9540	100	FUNC HALLS.COMM CNTR		6	1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
151055	11/16/2015	5	DEMOLITIONS		10/06/2017	BC	100	100
10096	03/23/2010	3	ALT/RENO	18,800			100	100
930225	05/21/1993	1	NEW CONSTRUC	60,000	12/02/1994	JS	0	100

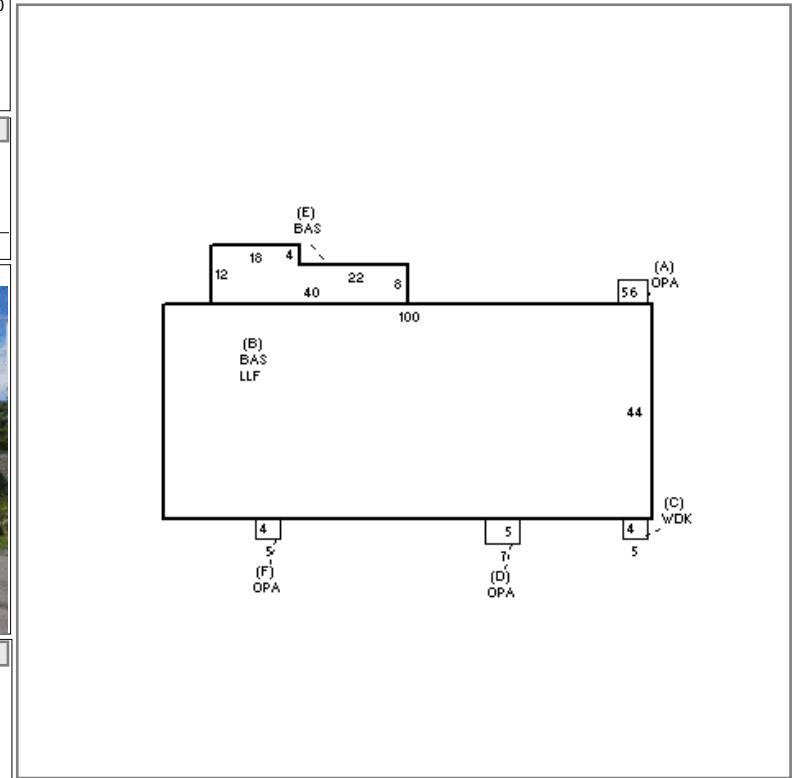
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1.00	100	1.00	1.00	R04	1.00	216,390
300	A	3,182	9	1.00	100	1.00	100	1.00	1.00	R04	1.00	51,870

TOTAL	4.100 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE nonprofit fraternal organization	LAND	268,300	237,300			
Infl1	AVG		BUILDING	1,405,600	1,351,200			
N_Index	AVG		DETACHED	12,200	11,200			
			OTHER	773,600	743,900			
			TOTAL	2,459,700	2,343,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		20,000	1.20	12,000
CAN	A	1.00	30 0.70	6 X 11	66	4.90	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2017	BC
MODEL	5		CIM-5	LIST	10/6/2017	BC
STYLE	95	4.90	COMM. CENTER [100%]	REVIEW	1/23/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	9,192	DETAIL ADJ	5.139
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	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	3	WOOD PANEL	1.05
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	85		16.11	1,369
B	LLF	L	LOW-LEV FIN	4,400	1900	161.18	709,181
C	WDK	N	WOOD DECK	20		24.50	490
+	BAS	L	BASE AREA	4,792	1900	282.97	1,355,974

TOTAL RCN	2,067,014	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		G
CDN/APP		A
EFF.YR/AGE	1981 / 41	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD 68	
RCNLD	\$1,405,600	

Key: 7301

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.455

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CAWNACOME SUNSHINE LODGE REALTY TRUST PO BOX 586 MONUMENT BEACH, MA 02553		35.0-5-0		77 VALLEY BARS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
9540	100	FUNC HALLS.COMM CNTR	6	2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	773,600	
Inf1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

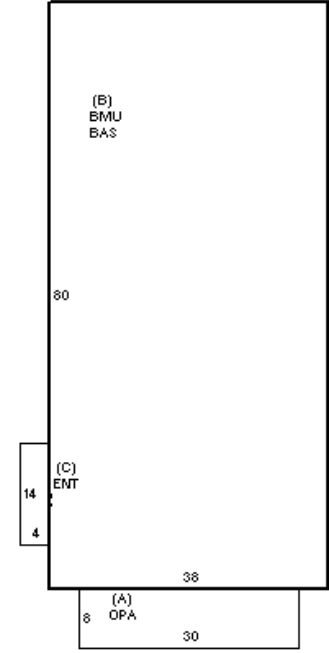
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/06/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2017	BC
MODEL	5		CIM-5	LIST	10/6/2017	BC
STYLE	95	4.90	COMM. CENTER [100%]	REVIEW	1/23/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	3,040	DETAIL ADJ	4.895
\$NLA(RCN)	\$339	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		0	1.00

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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	240		16.10	3,864
B	BAS	L	BASE AREA	3,040	1993	319.09	970,042
B	BMU	N	BSMT UNF	3,040		18.40	55,936
C	ENT	N	ENCL ENTRY	56		28.00	1,568

TOTAL RCN	1,031,410
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1993 / 29
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$773,600