

Key: 9252

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.468

LEG
AL
LAND

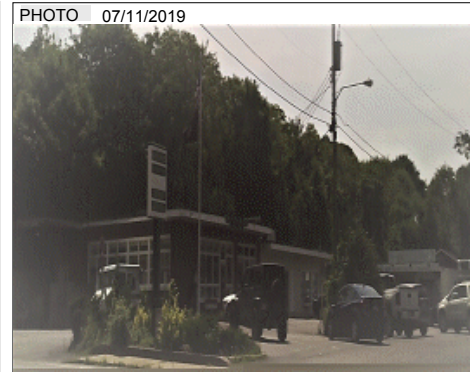
CURRENT OWNER				PARCEL ID				LOCATION				
SAPP REALTY HOLDINGS LLC 31 WEATHERDECK DR BOURNE, MA 02532				43.2-8-0				303 BARLOWS LANDING RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SAPP REALTY HOLDINGS LLC				07/26/2006	U	1,185,000	21218-198					
BETA PROPERTIES LLC				12/28/1999	B	100	12747-274					
TEDESCHI ROBERT L ET AL					XX		04492-00266					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	36,237	C-6	1.00	100	455,500	1.10	A	1.00	55	1.00	414,920

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-20-259	09/09/2020	3	ALT/RENO	34,582			100 100
15237	04/15/2015	3	ALT/RENO	4,000	05/06/2015		100 100
141056	12/08/2014	3	ALT/RENO	9,000	05/06/2015		100 100
950342	07/11/1995	7	SIGN	200	07/31/1996	JS	100 100
950092	03/09/1995	3	ALT/RENO	12,000	07/31/1996	JS	100 100

LAND

TOTAL	36,242 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N O T E MAP 38.4 PAR 55 IS THE PARKING LOT WHICH IS PART OF THIS ASSESSED PACKAGE	LAND		414,900	399,000	
Infl1	AVG		BUILDING		1,066,200	1,014,400	
N_Index	AVG		DETACHED		15,900	14,700	
			OTHER		0	0	
			TOTAL		1,497,000	1,428,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		23,242	1.20	13,900
SP2	V	1.30	30 0.70		20	141.31	2,000

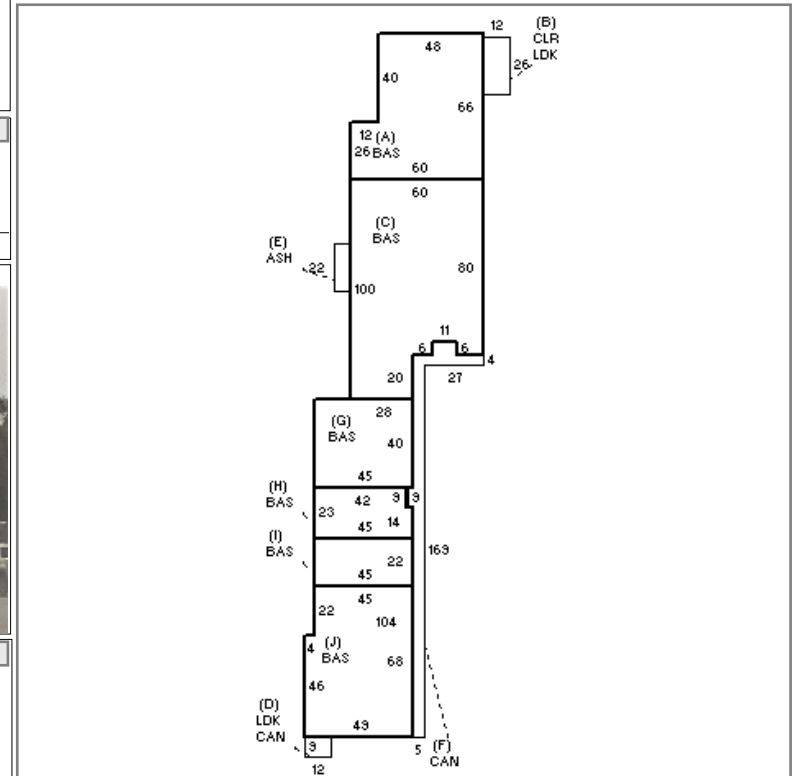


BUILDING	CD	ADJ	DESC	MEASURE	7/10/2019	RP
MODEL	5		CIM-5	LIST	7/10/2019	RP
STYLE	31	1.93	STORE(SM.RETAIL [78%])	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

DETACHED

BUILDING

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,665,940
NET AREA	15,816	DETAIL ADJ	1.886	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,480	1965	99.84	347,444		
\$NLA(RCN)	\$105	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	LDK	N	LOADING DOCK	312		18.80	5,866		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	CLR	N	COOLER			28.30	8,830		
				ROOF COVER	11	MEMBRANE	1.02	C	BAS	L	BASE AREA	5,294	1965	99.84	528,554		
				FLOOR COVER	5	VINYL	1.00	D	CAN	N	CANOPY	108		13.00	1,404		
				INT. FINISH	2	DRYWALL	1.00	D	LDK	N	LOADING DOCK	108		18.80	2,030		
				HEATING/COOL	9	WARM/COOL AIR	1.00	E	ASH	N	ATT SHED	176		22.30	3,925		
				FUEL SOURCE	2	GAS	1.00	F	CAN	N	CANOPY	1,057		13.00	13,741		
				NAF	0		1.00	+	BAS	L	BASE AREA	7,042	1965	99.84	703,074		
									VLT	N	VAULT	80		105.60	8,448		
									V12	O	12" VLT DOOR	1		42,624.00	42,624		



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64

RCNLD	\$1,066,200
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