

2741 CRAN HWY

Location	2741 CRAN HWY	Mblu	133/ / 1005/ /
Acct#		Owner	DIANTONIO GUY G TRUSTEE
Assessment	\$300,600	Appraisal	\$300,600
PID	14184	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$143,700	\$156,900	\$300,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$143,700	\$156,900	\$300,600

Owner of Record

Owner	DIANTONIO GUY G TRUSTEE	Sale Price	\$185,000
Co-Owner	CGD REALTY TRUST	Certificate	
Address	2741 CRANBERRY HWY	Book & Page	22635/0014
	WAREHAM, MA 02571	Sale Date	08/15/2002
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIANTONIO GUY G TRUSTEE	\$185,000		22635/0014	00	08/15/2002
NATIONAL PROPANE LP	\$125,000		14530/0092	1H	07/23/1996
HOME GAS CORP OF NEW BEDFORD	\$1		3519/0428		01/01/1901

Building Information

Building 1 : Section 1	
Year Built:	1940
Living Area:	2,150
Replacement Cost:	\$216,828
Building Percent Good:	63

Replacement Cost
Less Depreciation: \$136,600

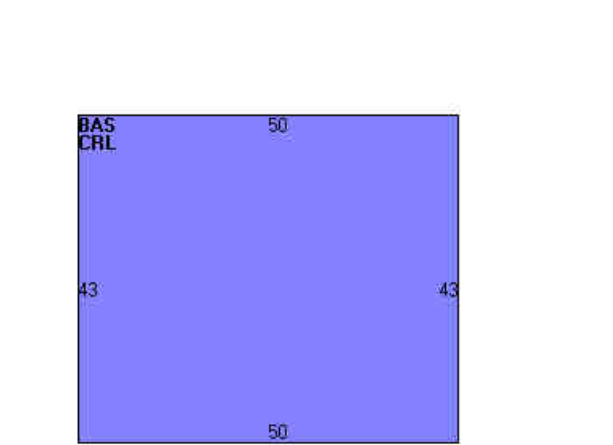
Building Attributes	
Field	Description
Style:	Retail/Service
Model	Commercial
Grade	Ave
Stories:	1
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Panel
Interior Wall 2	
Interior Floor 1	Vinyl Tile
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Unit/AC
Bldg Use	RETAIL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3220
Heat/AC	Heat Only
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos2/WarehamMAPhotos/\00\06\28\38.jpg)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/14184_1

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,150	2,150
CRL	Crawl Space	2,150	0
		4,300	2,150

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 3220
Description RETAIL MDL-94
Zone SC
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.65
Frontage 0
Depth 0
Assessed Value \$156,900
Appraised Value \$156,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			3000.00 S.F.	\$4,500	1
FN3	FENCE-6' CHAIN			150.00 L.F.	\$2,300	1
SGN2	DOUBLE SIDED			12.00 S.F.&HGT	\$300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$108,500	\$124,100	\$232,600
2023	\$108,500	\$124,100	\$232,600
2022	\$108,500	\$124,100	\$232,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$108,500	\$124,100	\$232,600
2023	\$108,500	\$124,100	\$232,600
2022	\$108,500	\$124,100	\$232,600