

Key: 10038

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.268

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHAMPANI JAMES TR OF ALPHA OMEGA REALTY TRUST 305 SAM TURNER RD HATCHVILLE, MA 02536-3916				44.4-21-0				810 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAMPANI JAMES TR OF FIRST ESSEX SAV BK OF NH				01/09/1996	L	160,000	10004-303				
				08/10/1993	L	249,000	N/A-N/A				
MH CORPORATION				06/14/1988	QS	295,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS			7	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
151201	12/29/2015	6	FENCE	850	06/27/2016	RJM	100	100
960199	05/09/1996	7	SIGN	2,500	01/01/1997	PAM	0	100

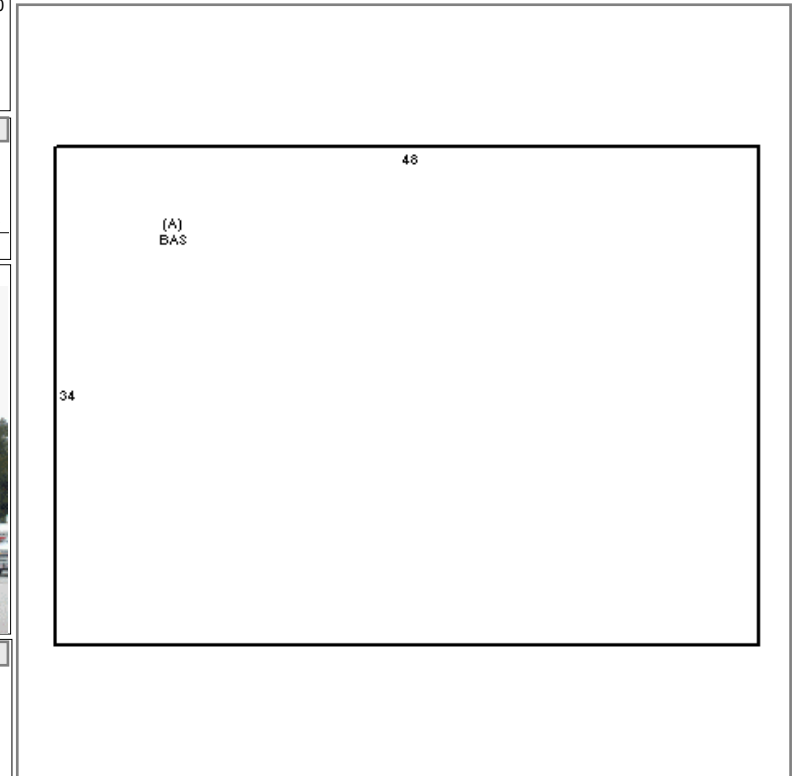
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-5	1.00	GS 1.00	100	1.00	1.48	A	1.00	75	1.35
203	A	0.093	C-5	1.00	100	1.00	1.00	1.00	A	1.00	75	1.35

TOTAL	24,045 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	438,600	421,700			
Infl1	GAS STATIONS		BUILDING	273,700	263,200			
N_Index	AVG		DETACHED	162,200	175,800			
			OTHER	0	0			
			TOTAL	874,500	860,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		6,000	1.20	3,600
LH2	A	1.00	50 0.50		1	1,328.60	700
SP2	A	1.00	50 0.50	4X8	32	108.70	1,700
TN1	E	1.90	10 0.90		10,000	2.66	23,900
TN1	E	1.90	10 0.90		10,000	2.66	23,900
SIC	A	1.00	10 0.90	20X40	800	54.50	39,200
MPD	A	1.00	50 0.50		3	30,196.20	45,300
TN1	E	1.90	10 0.90		10,000	2.66	23,900



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	RP
STYLE	50	1.00	SERVICE STATION [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,632	DETAIL ADJ	3.346	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,632	1955	262.03	427,639
\$NLA(RCN)	\$262	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES	1	1.00	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00							
% HEATED	100	1.00			FLOOR COVER	9	CONCRETE	0.95							
% AIR COND	0	1.00			INT. FINISH	6	MINIMUM	0.95							
% SPINKLERS	0	1.00			HEATING/COOL	1	FORCED AIR	1.00							
					FUEL SOURCE	1	OIL	1.00							
					NAF	350	350	3.50							

TOTAL RCN	427,639
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	\$273,700