

Key: 11179

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.472

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HANFLIG ROBERT PO BOX 349 634 NORTH FALMOUTH HWY NO. FALMOUTH, MA 02556				52.0-76-0				1220 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HANFLIG ROBERT				07/22/2003	P	235,000		17311-154			
CAPE COD LIFE INC				06/19/1998	X			11514-90			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-101	03/12/2021	1	NEW CONSTRUC	705,900	03/08/2022	RP	100	100
19774	08/22/2019	2	ADDITIONS				100	100
18604	07/23/2018	1	NEW CONSTRUC	198,000	02/14/2019	RP	100	100
13851	12/03/2013	7	SIGN		06/27/2016	RJM	100	100
138/50	12/02/2013	3	ALT/RENO	1,500	06/27/2016	RJM	100	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-6	1.00	100	1.00	100	1.00	455,500	1.48	A	55	1.00	310,050
203	A	1,000	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	55	1.00	159,500
303	A	0.861	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	55	1.00	19,630

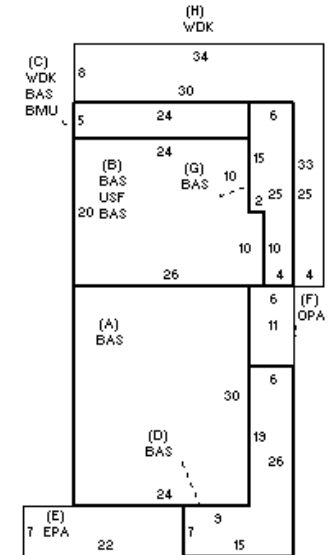
TOTAL	2.320 Acres	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE Conversion to Garden Center	LAND	489,200	470,400			
Infl1	AVG		BUILDING	204,200	198,800			
N_Index	AVG		DETACHED	18,800	17,800			
			OTHER	800,400	680,300			
			TOTAL	1,512,600	1,367,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90 50 X 100	2018	5,000	1.20	5,400
SHF	A	1.00	10 0.90 12X20	2006	240	15.23	3,300
SHF	A	1.00	10 0.90 10X12	2005	120	16.42	1,800
SP2	A	1.00	10 0.90 4X8	2013	32	108.70	3,100
GHD	A	1.00	50 0.50	2006	540	19.43	5,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2019	RP
MODEL	5		CIM-5	LIST	2/14/2019	RP
STYLE	17	1.33	RETAIL SM [81%]	REVIEW	3/8/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	2,689	DETAIL ADJ	1.176
\$NLA(RCN)	\$93	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	720	2004	86.94	62,597
EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	1,469	2004	86.94	127,716
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	500	2004	73.73	36,863
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BMU	N	BSMT UNF	120		18.40	2,208
FLOOR COVER	8	PLYWOOD	0.88	E	EPA	N	ENCL PORCH	154		33.88	5,218
INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	66		17.71	1,169
HEATING/COOL	9	WARM/COOL AIR	1.00	+	WDK	N	WOOD DECK	492		26.95	13,259
FUEL SOURCE	2	GAS	1.00								
NAF	0		1.00								

TOTAL RCN	249,030
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$204,200

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HANFLIG ROBERT PO BOX 349 634 NORTH FALMOUTH HWY NO. FALMOUTH, MA 02556				52.0-76-0				1220 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

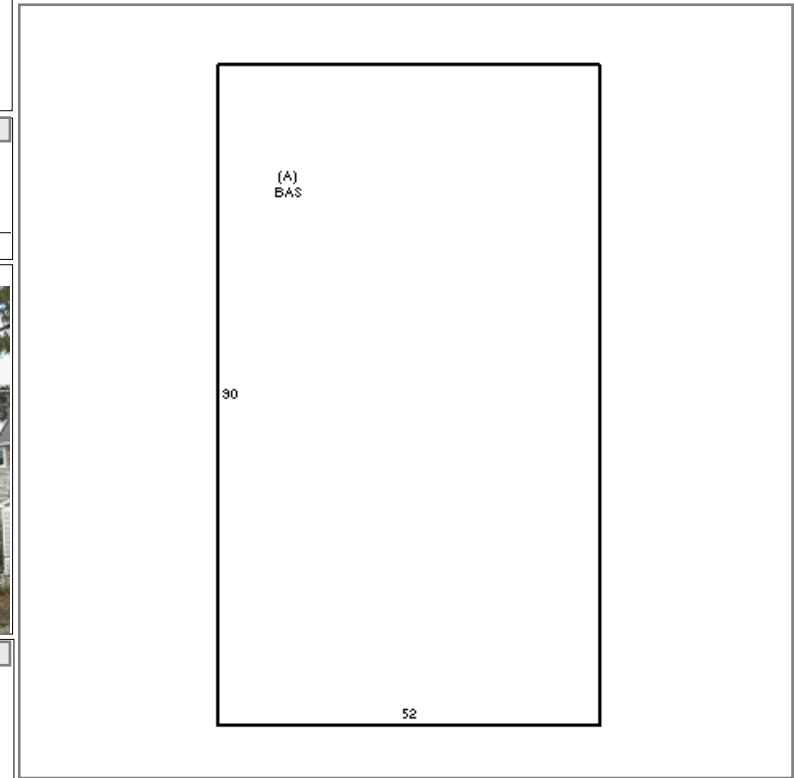
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	298,600	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/05/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2019	RP
MODEL	5		CIM-5	LIST	2/14/2019	RP
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	2/14/2019	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,680	DETAIL ADJ	0.740	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,680	2018	66.46	311,039
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	311,039
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2018 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$298,600

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LEGAL

LAND

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BUILDING

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HANFLIG ROBERT PO BOX 349 634 NORTH FALMOUTH HWY NO. FALMOUTH, MA 02556		52.0-76-0	1220 ROUTE 28A			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE				4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	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	437,400	
Infl1			BUILDING		
N_Index			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	6/9/2021	RP
MODEL	5		CIM-5	LIST	6/9/2021	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	3/8/2022	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	7,488	2021	59.00	441,769
EXT. COVER	1	WOOD SHINGLE	1.00								
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	9	CONCRETE	0.95								
INT. FINISH	6	MINIMUM	0.95								
HEATING/COOL	7	FLR/WALL UNIT	0.95								
FUEL SOURCE	7	OTHER	1.00								
NAF	0		1.00								

TOTAL RCN	441,769	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	1 % GD	99
RCNLD	\$437,400	