

Key: 11237

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.540

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROUTE 28A LLC 552 THOMAS B LANDERS RD E FALMOUTH, MA 02536				54.0-48-0				1412 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROUTE 28A LLC S & P SERVICE INC				03/31/2005	QS XX	700,000	19673-214 03754-00305				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS			7	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15194	04/07/2015	7	SIGN	1,000	06/24/2016	RJM	100	100

LAND

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	GS	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
203	A	0.799	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	127,440

TOTAL	1.258 Acres	ZONING	POCASS/CATAUMET	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	437,500	420,700			
Infl1	GAS STATIONS		BUILDING	141,300	135,900			
N_Index	AVG		DETACHED	193,500	181,800			
			OTHER	22,100	21,200			
			TOTAL	794,400	759,600			

DETACHED

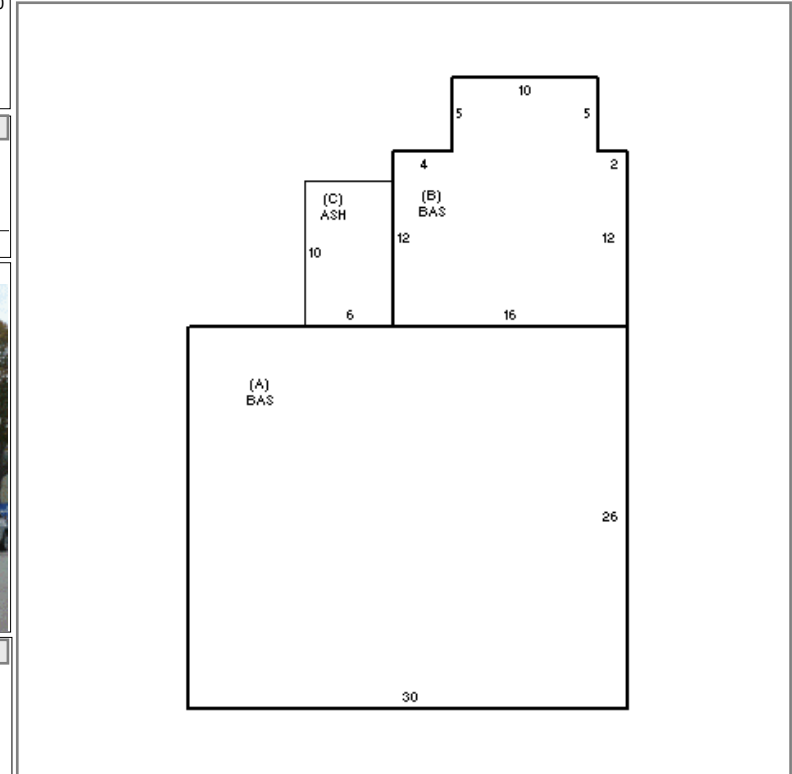
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	40 0.60		21,000	1.20	15,100
SP2	E	1.90	10 0.90	2015	28	206.53	5,200
TN1	E	1.90	10 0.90		20,000	2.66	47,900
MPD	L	0.90	20 0.80		4	27,176.58	87,000
TN1	E	1.90	20 0.80		8,000	2.66	17,000
TN1	E	1.90	20 0.80		10,000	2.66	21,300



BUILDING

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	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,022	DETAIL ADJ	3.762
\$NLA(RCN)	\$288	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
NAF	400	400	4.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,022	1930	286.70	293,010
C	ASH	N	ATT SHED	60		22.30	1,338

TOTAL RCN	294,348
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	F
EFF.YR/AGE	1961 / 61
COND	52 52 %
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$141,300

Key: 11237

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.541

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
ROUTE 28A LLC 552 THOMAS B LANDERS RD E FALMOUTH, MA 02536		54.0-48-0	1412 ROUTE 28A		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

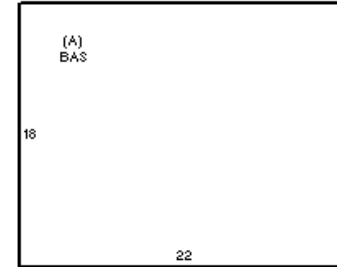
LAND

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	22,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	34,524
NET AREA	396	DETAIL ADJ	0.811	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	396	0	87.18	34,524		
\$NLA(RCN)	\$87	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00										
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	6	OTHER	1.00										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
				NAF	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		0	.95														
% AIR COND		0	1.00														
% SPINKLERS		0	1.00														
																EFF.YR/AGE	1977 / 45
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$22,100