

Key: 2072

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.082

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CRANBERRY HIGHWAY BOURNE LLC 1200 SOLDIERS FIELD RD SUITE 102 BOSTON, MA 02134		11.4-128-0		80 CRANBERRY HWY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CRANBERRY HIGHWAY BOURNE		12/03/2014	B	1,200,000	28546-323
80 CRANBERRY HIGHWAY LLC		04/12/2013	P	500,000	27288-117
MAIER JEAN L		10/31/1991	L	80,000	7734-159

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13488	07/29/2013	7	SIGN		06/23/2016	RJM	100 100
13342	05/28/2013	1	NEW CONSTRUC	850,000	06/30/2014	JB	100 100
13159	03/18/2013	1	NEW CONSTRUC	850,000	06/30/2014	JB	100 100
930665	12/15/1993	7	SIGN		01/12/1993	JS	100 100
920178	04/16/1992	5	DEMOLITIONS	2,800	01/26/1993	JS	100 100

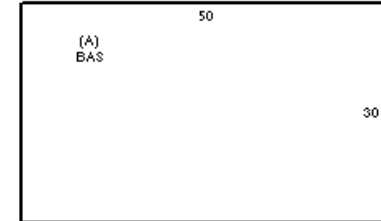
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-1	1.00	GS	1.00	100	1.00	1.00	100	2.00	620,090
203	A	0.811	C-1	1.00	GS	1.00	100	1.00	1.00	100	2.00	258,710

TOTAL	1.270 Acres	ZONING	001	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE	N	CORNER LOT-on mkt 06/11 \$475K.			LAND	878,800	845,100
Infl1	GAS STATIONS	O	Also 228' frontage on Bluff Rd			BUILDING	348,600	321,900
N_Index	AVG	T	Special Permit #06-2008 pending 08/08 for gas sta,			DETACHED	274,700	260,000
		E	conv.store, rest., no activity yet 6/4/13.			OTHER	0	0
						TOTAL	1,502,100	1,427,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SIC	+	1.10	E 0.90	102X18	2014	1,836	59.95 99,100
MPD	A	1.00	E 0.90	4 DOUBLE SID	2014	4	30,196.20 108,700
LH1	A	1.00	E 0.90		2014	6	845.50 4,600
PAV	A	1.00	E 0.90	116 X 92	2014	10,672	1.20 11,500
SP2	V	1.30	E 0.90	DIGTIAL 4X5	2015	20	141.31 2,500
W08	A	1.00	E 0.90	14 X 4	2014	56	9.70 500
TN1	A	1.00	E 0.90	29,000 GALLO	2014	29,000	1.40 36,500
TN1	A	1.00	E 0.90	9000 GALLONS	2014	9,000	1.40 11,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2019	RP
MODEL	5		CIM-5	LIST	10/16/2019	RP
STYLE	32	1.40	CONVEN. STORE [100%]	REVIEW		
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	378,954																
NET AREA	1,500	DETAIL ADJ	2.053	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,500	2014	252.64	378,954																		
\$NLA(RCN)	\$253	OVERALL	1.015	EXT. COVER	4	VINYL	1.00																										
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00																										
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00																										
% HEATED		100	1.00	FLOOR COVER	6	OTHER	1.00																										
% AIR COND		100	1.03	INT. FINISH	2	DRYWALL	1.00																										
% SPINKLERS		100	1.02	HEATING/COOL	9	WARM/COOL AIR	1.00																										
				FUEL SOURCE	2	GAS	1.00																										
				NAF	150	150	1.50																										
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