

Key: 4124

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.210

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
MASSACHUSETTS CVS PHARM LLC C/O CVS #01576-01 OCCUPANCY EXPENSE DEPT 1 CVNS DR WOONSOCKET, RI 02895		20.3-60-0		6 HEAD OF THE BAY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MASSACHUSETTS CVS PHARM L		07/21/2006	O	2,900,000	21204-231
HEGARTY PAULA H TR OF THE		07/25/2003	QS	1,650,000	17337-88
SHAW HOWARD W		04/11/1991	L	1,092,927	07494-00042

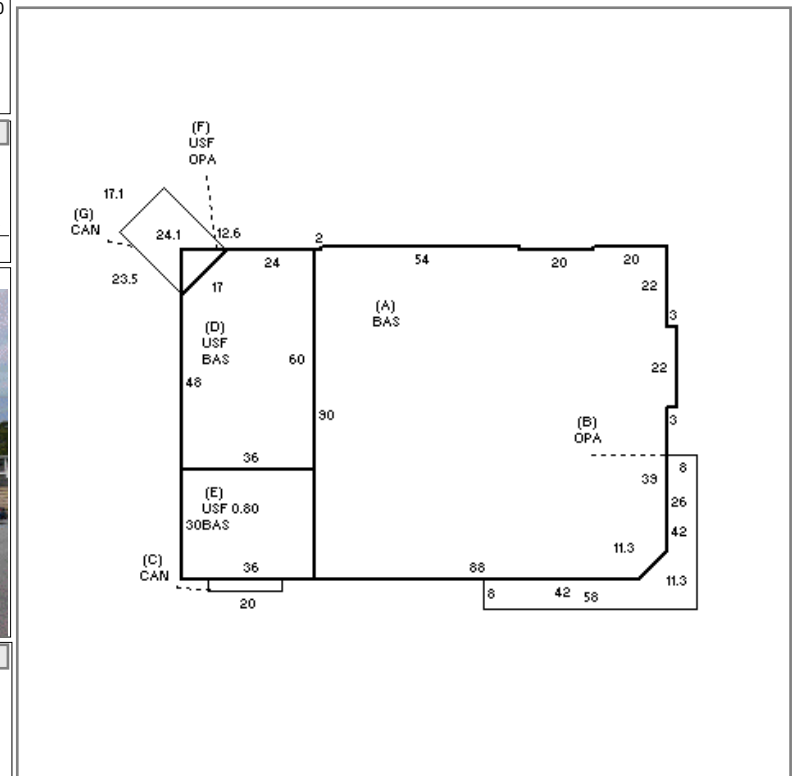
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3220	100	DISC/DEPT STORES			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-345	12/06/2022	3	ALT/RENO	130,000			0 0
EXB-20-37	06/10/2020	3	ALT/RENO	13,000			100 100
		12	CYCLICAL		07/24/2017	BC	100 100
08030	01/25/2008	7	SIGN		04/30/2014	JB	100 100
05850	12/09/2006	5	DEMOLITIONS	50,000	09/13/2006	MJ	100 100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	42,300	C-4	1.00	100	728,800	1.01	A	1.00	100	1.60	717,980
203	A	0.844	C-4	1.00	100	255,200	1.00	A	1.00	100	1.60	215,390

TOTAL	1.815 Acres	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E	11,800 SF CVC w. drive-up		LAND	933,400	897,600
Inf1	AVG		LAND BUILDING	1,601,000	1,556,100		
N_Index	AVG		DETACHED	39,700	36,700		
			OTHER	0	0		
					<b>TOTAL</b>	<b>2,574,100</b>	<b>2,490,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	G	1.20	30 0.70	2006	30,000	1.44	30,200
LH2	G	1.20	30 0.70	2006	5	1,594.32	5,600
SW2	V	1.30	30 0.70	2006	108	28.34	2,100
C04	A	1.00	30 0.70	2006	300	8.40	1,800



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2017	BC
MODEL	5		CIM-5	LIST	7/24/2017	BC
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	8/17/2017	BC
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,703,144
NET AREA	14,940	DETAIL ADJ	1.384	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	10,836	2006	111.94	1,213,001		
\$NLA(RCN)	\$114	OVERALL	1.015	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	840		24.51	20,590		
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	60		19.79	1,188		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	USF	L	UP-STRY FIN	2,952	2006	94.93	280,223		
				FLOOR COVER	5	VINYL	1.00	E	BAS	L	BASE AREA	1,080	2006	111.94	120,898		
				INT. FINISH	2	DRYWALL	1.00	F	USF	L	UP-STRY FIN	72	2006	94.93	6,835		
				HEATING/COOL	9	WARM/COOL AIR	1.00	G	CAN	N	CANOPY	332		19.79	6,571		
				FUEL SOURCE	2	GAS	1.00		DW1	O	DRIVE-UP WIND	1		15,549.80	15,550		
				NAF	0		1.00		ELF	O	FREIGHT ELEV.	1		38,287.80	38,288		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF. YR/AGE	2016 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,601,000