

Key: 4125

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.211

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BOURNE GARY J & IRENE E BOURNE TRS OF BOURNE REALTY TRUST 414 WEST GROVE ST MIDDLEBORO, MA 02346				20.3-61-0				2 HEAD OF THE BAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOURNE GARY J & IRENE E B				04/08/1993	QS	406,000	8517-331				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18625	07/30/2018	3	ALT/RENO	310,000	02/19/2019	RP	100 100
09328	07/20/2009	7	SIGN		04/30/2014	JB	0 100
03423	07/01/2003	3	ALT/RENO	15,000	07/08/2004	MJ	100 100
01215	04/27/2001	3	ALT/RENO	5,000	04/20/2002	MJ	100 100
930194	05/12/1993	2	ADDITIONS	50,000	03/25/1994	JS	0 100

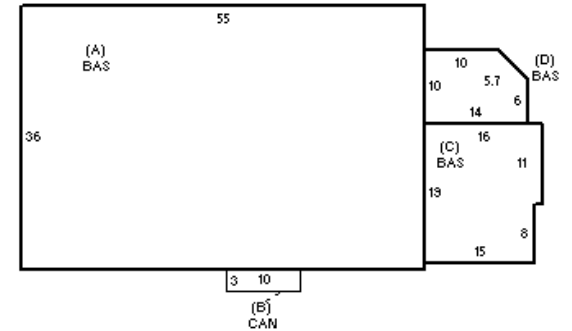
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	24,745 C-4	1.00	GS	1.00	100	1.00	728,800	1.33	A	1.00	100	1.60		549,840

TOTAL	24,742 SF	ZONING	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	549,800	528,700		
Infl1	GAS STATIONS		BUILDING	572,400	557,400		
N_Index	AVG		DETACHED	499,700	474,400		
			OTHER	0	0		
			TOTAL	1,621,900	1,560,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
MPD	V	1.30	10 0.90		6	39,255.06	212,000	
LH1	V	1.30	50 0.50		3	1,099.15	1,600	
SP2	V	1.30	50 0.50	8X10	80	141.31	5,700	
SIC	V	1.30	10 0.90	40 X 90	3,600	70.85	229,600	
PAV	V	1.30	50 0.50		22,000	1.56	17,200	
TN1	V	1.30	50 0.50		12,000	1.82	10,900	
TN1	V	1.30	50 0.50		12,000	1.82	10,900	
TN1	V	1.30	50 0.50		12,000	1.82	10,900	
SHM	A	1.00	50 0.50	10X16	2000	160	11.39	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/19/2019	RP
MODEL	5		CIM-5	LIST	2/19/2019	RP
STYLE	32	1.40	CONVEN. STORE [100%]	REVIEW	10/30/2020	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [82%]			

BLDG COMMENTS

INDING

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	724,522
NET AREA	2,408	DETAIL ADJ	2.854	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,980	1993	300.63	595,257	CONDITION ELEM	CD
\$NLA(RCN)	\$301	OVERALL	1.015	EXT. COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	30		19.79	594	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BAS	L	BASE AREA	296	2018	300.64	88,988	INTERIOR	A
				ROOF COVER	11	MEMBRANE	1.02	D	BAS	L	BASE AREA	132	2018	300.63	39,684	CDN/APP	A
				FLOOR COVER	6	OTHER	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	200	200	2.00										
				EFF.YR/AGE 2001 / 21													
				COND 21 21 %													
				FUNC 0													
				ECON 0													
				DEPR 21 % GD 79													
				RCNLD \$572,400													