

Key: 4173

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.256

LEGALS

LAND

DETACHED

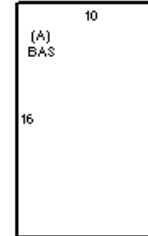
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SUPER BUZZ LLC 50 BRAINTREE HILL OFFICE PARK SUITE 309 BRAINTREE, MA 02184				20.3-110-0				246 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SUPER BUZZ LLC				09/09/2016	U	1,100,000	29920-169					
DALY COMMERCIAL PROPRTIE				02/01/2005	N	1,235,000	19492-153					
MAINLAND PETROLEUM LLC				06/05/2003	B	345,000	17036-70					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	17,300	C-4	1.00	100	387,175	1.60	A	1.00	65	0.85	245,890

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3340	100	GAS SERVICE STATIONS			7	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
E-21-383	06/06/2021	3	ALT/RENO	2,500			100 100
E-21-349	05/18/2021	3	ALT/RENO	8,000			100 100
16785	09/13/2016	7	SIGN	20,525	08/03/2017	BC	100 100
06454	07/25/2006	3	ALT/RENO	49,000	06/19/2007	MM	100 100
05677	09/28/2005	4	DETACH.STRUC	1,000	06/19/2007	MM	100 100

TOTAL	17,293 SF	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	245,900	236,400		
Infl1	AVG		BUILDING	24,700	29,300		
N_Index	AVG		DETACHED	585,700	648,600		
			OTHER	0	0		
			TOTAL	856,300	914,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		20,274	1.20	12,200
SP2	A	1.00	50 0.50	10 X 4	40	108.70	2,200
SIC	E	1.90	10 0.90	96 X 28	2,688	103.55	250,500
MPD	E	1.90	10 0.90		4	57,372.78	206,500
TN1	E	1.90	10 0.90		8,000	2.66	19,200
TN2	E	1.90	10 0.90		12,000	2.28	24,600
TN2	E	1.90	10 0.90		8,000	2.28	16,400
PM2	E	1.90	10 0.90		6	5,067.30	27,400
TN2	E	1.90	10 0.90		12,000	2.28	24,600
SHF	A	1.00	10 0.90	6X8	48	17.61	800
C06	A	1.00	50 0.50		250	10.10	1,300



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2017	BC
MODEL	5		CIM-5	LIST	8/3/2017	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	8/3/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	32,990
NET AREA	160	DETAIL ADJ	1.918	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	160	1993	206.19	32,990		
\$NLA(RCN)	\$206	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98										
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00										
% HEATED	100		1.00	FLOOR COVER	6	OTHER	1.00										
% AIR COND	100		1.03	INT. FINISH	6	MINIMUM	0.95										
% SPINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										
EFF.YR/AGE 1993 / 29																	
COND 25 25 %																	
FUNC 0																	
ECON 0																	
DEPR 25 % GD 75																	
RCNLD \$24,700																	