

Key: 4248

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.332

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
340 MAIN STREET BOURNE LLC 561 THOMAS B LANDERS ROAD EAST FALMOUTH, MA 02536				20.4-6-0				340 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
340 MAIN STREET BOURNE LL				04/16/2019	QS	1,000,000		31954-108			
PAUL DENNIS TRUSTEE				02/16/2018	R	750,000		31086-236			
BOHAN JOYCE M TRS OF				01/26/2016	F	29414-264					

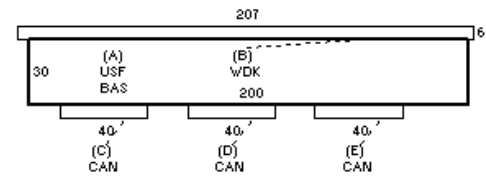
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	51	COMMERCIAL-RESID			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-370	12/19/2022	3	ALT/RENO	57,000			0 0
B-21-418	03/05/2022	1	NEW CONSTRUC	1,625,000	06/05/2023	RP	83 83
D-22-4	01/18/2022	5	DEMOLITIONS	12,000	06/24/2022	RP	100 100
930128	04/05/1993	3	ALT/RENO		11/18/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-4	1.00	100	614,925	1.48	A	1.00	88	1.35	418,560
203	A	2,000	C-4	1.00	100	215,325	1.00	A	1.00	88	1.35	430,650
303	A	1,811	C-4	1.00	100	30,780	1.00	A	1.00	88	1.35	55,740

TOTAL	4.270 Acres		ZONING	FRNT	245	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY		N	Prime commercial location - will need curb cuts for further development - state has apparently never denied curb cut applications; on mkt \$1,250-1/08 / gas station will have 2x 10,000 gallon gasoline tanks		LAND	905,000	870,200
Infl1	AVG		O			BUILDING	916,600	0
N_Index	AVG		T			DETACHED	342,100	0
			E			OTHER	0	0
						TOTAL	2,163,700	870,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PM2	E	1.90	10 0.90	2022	5	5,067.30	22,800
MPD	E	1.90	10 0.90	2022	5	57,372.78	258,200
SM1	A	1.00	10 0.90 24	2022	2	30.30	100
CAN	E	1.90	10 0.90 24X164	2022	3,936	7.31	25,900
LH1	E	1.90	10 0.90	2022	3	1,606.45	4,300
TN2	E	1.90	10 0.90	2022	10,000	2.28	20,500
PAV	E	1.90	10 0.90	2022	5,000	2.28	10,300

PHOTO 05/17/2023



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2022	RP
MODEL	5		CIM-5	LIST	6/24/2022	RP
STYLE	17	1.20	RETAIL SM [50%]	REVIEW	6/5/2023	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	4	0.99	METAL [50%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	12,000	DETAIL ADJ	1.206	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$80	OVERALL	1.015	EXT. COVER	14	OTHER	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				FLOOR COVER	5	VINYL	1.00
				INT. FINISH	1	PLASTER	1.04
				HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	6,000	2022	82.46	494,773
A	USF	L	UP-STRY FIN	6,000	2022	69.93	419,568
B	WDK	N	WOOD DECK	1,242		31.08	38,607
C	CAN	N	CANOPY	240		16.49	3,959
D	CAN	N	CANOPY	240		16.49	3,959
E	CAN	N	CANOPY	240		16.49	3,959

TOTAL RCN	964,822	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2022 / 0	
COND	0 0 %	
FUNC	5 uc	
ECON	0	
DEPR	5 % GD	95
RCNLD	\$916,600	

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