

Key: 4424

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.508

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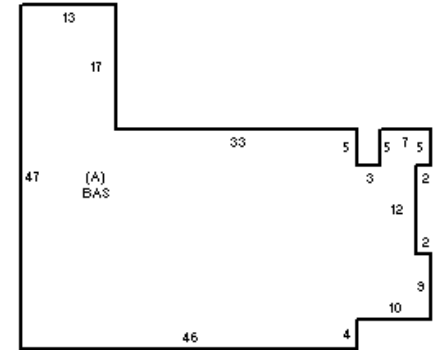
CURRENT OWNER				PARCEL ID				LOCATION				
BOURNE GAS CORP 4 TOW RD WAREHAM, MA 02571				23.1-40-0				23 MAIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
BOURNE GAS CORP				08/01/2017	C	990,000 (213654)						
ANDOVER MOTOR CARS LLC				08/08/2014	U	200,000 (204115)						
DELSIE MICHAEL A				10/31/2002	F	100 (167126)						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	28,149 C-4	1.00	GS	1.00	387,175	1.24	A	1.00	65	0.85	311,120

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	%
16255		13	OTHER		10/10/2018	BC	100	100
14580	04/11/2016	12	CYCLICAL	8,000	07/05/2017	BC	100	100
960439	07/23/2014	7	SIGN	2,600	06/23/2016	RJM	100	100
	09/12/1996	13	OTHER		06/23/2016	RJM	100	100
		7	SIGN		01/01/1997	PAM	100	100

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TOTAL	28,140 SF	ZONING	FRNT	209	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	N O T E 10/18; land lpi .55 to .85 per sales analysis main st & consistency			LAND	311,100	299,200
Infl1	GAS STATIONS		BUILDING	236,300	227,200		
N_Index	AVG		DETACHED	288,600	272,300		
			OTHER	0	0		
			TOTAL		836,000	798,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
TN2	E	1.90 10 0.90			5,000	2.28	10,300
LH1	A	1.00 50 0.50			2	845.50	800
SP2	E	1.90 10 0.90	4 X 8 X 2	2016	64	206.53	11,900
MPD	L	0.90 20 0.80			3	27,176.58	65,200
PAV	A	1.00 50 0.50			12,500	1.20	7,500
TN2	E	1.90 10 0.90			8,000	2.28	16,400
TN2	E	1.90 10 0.90			12,000	2.28	24,600
TN2	E	1.90 10 0.90			5,000	2.28	10,300
LH2	A	1.00 50 0.50			1	1,328.60	700
SIC	E	1.90 10 0.90	42 X 36	2014	1,512	103.55	140,900



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BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	BC
MODEL	5		CIM-5	LIST	7/5/2017	BC
STYLE	50	1.00	SERVICE STATION [100%]	REVIEW	7/5/2017	BC
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	310,922													
NET AREA	1,822	DETAIL ADJ	1.811	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,822	1970	170.65	310,922															
\$NLA(RCN)	\$171	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98																							
CAPACITY				ROOF SHAPE	1	GABLE	1.00																							
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00																							
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95																							
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95																							
% SPINKLERS	0		1.00	HEATING/COOL	15	SUSPENDED	0.95																							
				FUEL SOURCE	1	OIL	1.00																							
				NAF	200	200	2.00																							
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