

Key: 4666

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.761

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
L.H.B. BUZZARDS BAY LLC c/o BURNS & LEVINSON LLP 125 HIGH STREET BOSTON, MA 02110				23.2-142-0				160 MAIN ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				L.H.B. BUZZARDS BAY LLC				12/12/2019	F	100	32539-196		
				L.H.B ENTERPRISE INC				12/18/2018	B	400,000	21735-346		
L.H.B ENTERPRISE INC				12/18/2018	B	10	31734-344						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17004	01/03/2017	6	FENCE		06/28/2019	RP	100	100
11140	04/04/2011	7	SIGN	8,000	09/11/2012	JB	0	100
11073	03/02/2011	7	SIGN	5,000	09/11/2012	JB	0	100
11068	03/01/2011	1	NEW CONSTRUC	30,000	09/14/2011	DF	0	100
11050	02/15/2011	1	NEW CONSTRUC	691,000	09/14/2011	DF	0	100

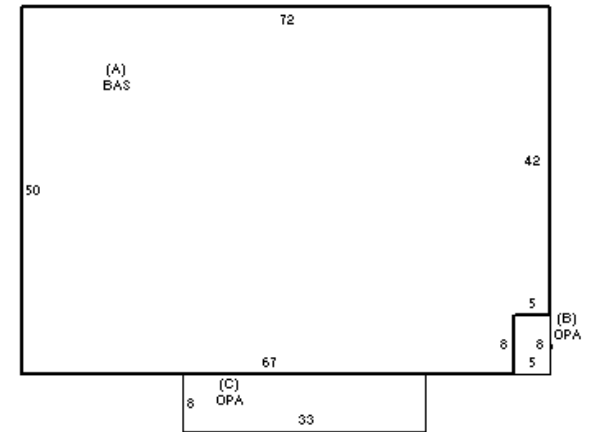
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	16,019	C-4	1.00	GS 1.00	100	1.00	A	1.00	65	0.85	237,070

TOTAL	16,030 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	237,100	228,000		
Infl1	GAS STATIONS		BUILDING	830,300	897,100		
N_Index	AVG		DETACHED	330,000	311,700		
			OTHER	0	0		
			TOTAL	1,397,400	1,436,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2011	8,000	1.20	8,600
SP2	S	3.00	10 0.90	8X9 ELECT	72	326.10	21,100
LH1	G	1.20	10 0.90		3	1,014.60	2,700
SIC	G	1.20	10 0.90	21X103	2,163	65.40	127,300
MPD	A	1.00	10 0.90		4	30,196.20	108,700
TN3	E	1.90	10 0.90		30,000	2.28	61,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2019	RP
MODEL	5		CIM-5	LIST	6/28/2019	RP
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW		
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	932,946
NET AREA	3,560	DETAIL ADJ	2.751	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,560	2011	260.00	925,604		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	OPA	N	OPEN PORCH	304		24.15	7,342		
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	6	OTHER	1.00										
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00										
% SPINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	120	120	1.20										
CONDITION ELEM																CD	
EXTERIOR																A	
INTERIOR																A	
CDN/APP																A	
EFF.YR/AGE																2011 / 11	
COND																11	11 %
FUNC																0	
ECON																0	
DEPR																11	% GD 89
RCNLD																	\$830,300