

Key: 4668

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.763

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FARES REALTY CORP 156 MAIN ST BUZZARDS BAY, MA 02532				23.2-143-0				156 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARES REALTY CORP				03/22/2005	F	1	19640-126				
FARES GHASSAN &				10/31/1996	O	170,000	10462-307				

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 %
19679	07/29/2019	7	SIGN	6,000			100 100
980586	10/05/1998	5	DEMOLITIONS		01/13/1999	JS	0 100
980213	04/30/1998	7	SIGN	2,500	01/13/1999	JS	0 100
930196	05/12/1993	7	SIGN	75	11/19/1993	JS	0 100

LAND

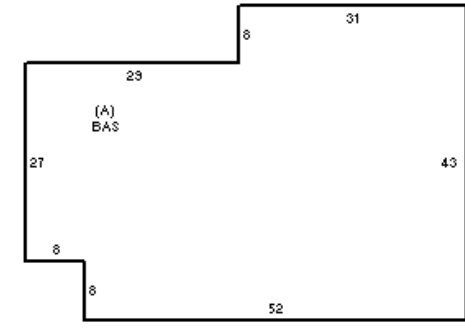
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	20,500	C-4	1.00	GS 1.00	100	1.00		387,175	1.46	A	1.00	65	0.85			266,680

DETACHED

TOTAL	20,517 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	266,700	256,400		
Infl1	GAS STATIONS		BUILDING	197,500	254,800		
N_Index	AVG		DETACHED	245,600	148,900		
			OTHER	0	0		
			<b>TOTAL</b>	<b>709,800</b>	<b>660,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	A	1.00	50 0.50	6 X 8	48	108.70	2,600
PAV	A	1.00	50 0.50		6,000	1.20	3,600
LH1	A	1.00	50 0.50		6	845.50	2,500
TN1	E	1.90	10 0.90		10,000	2.66	23,900
TN1	E	1.90	10 0.90		5,000	2.66	12,000
TN1	E	1.90	10 0.90		3,000	2.66	7,200
SIC	E	1.90	10 0.90	24X 40	960	103.55	89,500
MPD	E	1.90	10 0.90	2	2	57,372.78	103,300
SSK	A	1.00	50 0.50	4X5	20	104.20	1,000

PHOTO 08/30/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2023	RP
MODEL	5		CIM-5	LIST	8/30/2023	RP
STYLE	50	1.00	SERVICE STATION [100%]	REVIEW	8/30/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	308,547
NET AREA	2,284	DETAIL ADJ	1.831	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,284	1928	135.09	308,547		
\$NLA(RCN)	\$135	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00										
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										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$197,500