

Key: 4879

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.998

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION			
BOURNE ROTARY INC 12 WASHINGTON ST WELLESLEY, MA 02481							24.0-7-0				2 BOURNE ROTARY			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
BOURNE ROTARY INC							08/15/1995	F	200,000	9799-209				
BOURNE ROTARY INC							11/15/1994	S	625,000	9444-135				
SKW REAL ESTATE LTD PARTN							07/06/1994	L	518,000	9269-103				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15491	06/22/2015	3	ALT/RENO	52,000	06/23/2016	RJM	100 100
15456	06/11/2015	7	SIGN	5,800	06/23/2016	RJM	100 100
15265	04/21/2015	3	ALT/RENO	305,000	06/23/2016	RJM	100 100
06430	07/02/2006	3	ALT/RENO	3,000	01/31/2007	MJ	100 100
02163	03/27/2002	3	ALT/RENO	1,000	06/03/2003	MJ	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	20,000	C-5	1.00	FF	1.00	100	1.00	614,925	1.48	A	1.00 75 1.35	418,560
203	A	1,000	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00 75 1.35	215,330
303	A	2,051	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00 75 1.35	63,130

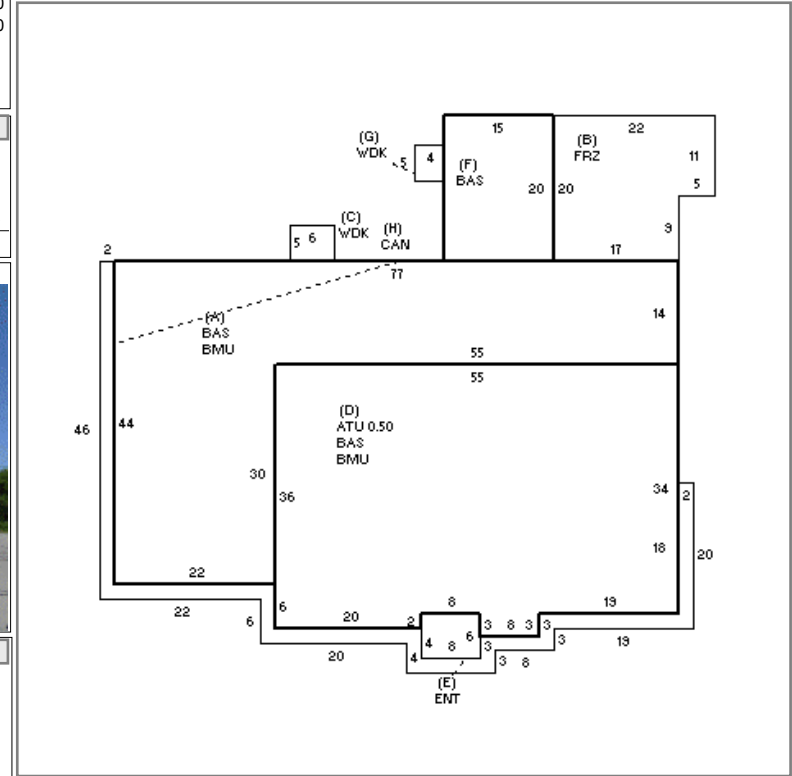
DETACHED

TOTAL	3.510 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE	LAND	697,000	670,200		
Infl1	FAST FOOD			BUILDING	944,800	908,500		
N_Index	AVG			DETACHED	31,600	29,100		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,673,400</b>	<b>1,607,800</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		42,000	1.20	25,200
SP2	E	1.90	10 0.90	2015	24	206.53	4,500
C08	A	1.00	20 0.80	2015	200	11.70	1,900



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2017	BC
MODEL	5		CIM-5	LIST	5/30/2017	BC
STYLE	38	2.00	FRANCHISE F. FD [100%]	REVIEW	5/30/2017	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,181,032
NET AREA	3,972	DETAIL ADJ	3.914	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,738		18.68	32,459		
\$NLA(RCN)	\$297	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	3,672	1940	269.28	988,779		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	FRZ	N	FREEZER	395		40.19	15,877		
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	50		27.36	1,368		
% HEATED	100		1.00	FLOOR COVER	4	ASPH TILE	0.98	D	BMU	N	BSMT UNF	1,934		18.68	36,120		
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	967		20.20	19,532		
% SPINKLERS	100		1.02	HEATING/COOL	9	WARM/COOL AIR	1.00	E	ENT	N	ENCL ENTRY	48		31.25	1,500		
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BASE AREA	300	1940	269.28	80,783		
				NAF	200		2.00	H	CAN	N	CANOPY	318		14.51	4,615		

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	A

EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$944,800