

Key: 4895

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.012

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CUMBERLAND FARMS INC 165 FLANDERS RD WESTBOROUGH, MA 01581		24.0-19-0		6 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CUMBERLAND FARMS INC		10/07/2021	T	2,380,000	34550-115
MASHNEE VILLAGE INC		08/11/1959	XX		1050-403

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
D-22-31	12/13/2022	5	DEMOLITIONS	4,000	10/16/2023	TL	0 0
D-22-29	11/16/2022	5	DEMOLITIONS	50,000	10/16/2023	TL	0 0
11130	03/29/2011	3	ALT/RENO	22,000	06/15/2011	JB	100 100
10639	10/25/2010	3	ALT/RENO	1,800	06/15/2011	JB	100 100
960541	11/04/1996	7	SIGN	3,500	01/01/1997	PAM	100 100

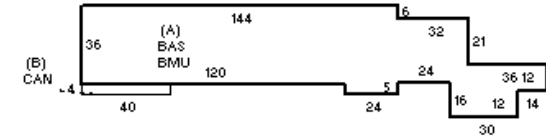
LAND

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	100	614,925	1.48	A	1.00	75	1.35	418,560
303	A	2,685	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	82,640

TOTAL	3.144 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	501,200	481,900		
Infl1	AVG		BUILDING	280,700	270,000		
N_Index	AVG		DETACHED	13,200	12,900		
			OTHER	20,500	20,400		
		TOTAL		815,600	785,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		19,050	1.20	11,400
SW2	V	1.30	50 0.50 8 X 16		128	28.34	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	RP
MODEL	5		CIM-5	LIST	6/24/2019	EST
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	10/16/2023	TL
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	584,883
NET AREA	7,032	DETAIL ADJ	1.426	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	7,032		18.40	129,389	CONDITION ELEM	CD
\$NLA(RCN)	\$83	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	7,032	1959	64.54	453,830	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	160		10.40	1,664	INTERIOR	F
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	F
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	1961 / 61
																COND	52 52 %
																FUNC	0 uc
																ECON	0
																DEPR	52 % GD 48
																RCNLD	\$280,700

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3400	100	GEN OFFICE BLDGS				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

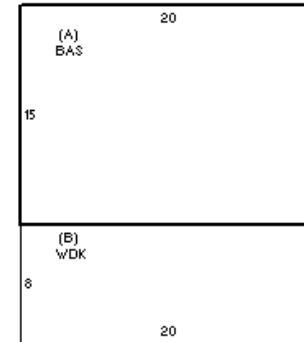
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	20,500	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/26/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	RP
MODEL	5		CIM-5	LIST	6/24/2019	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	1/9/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1929	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	32,107			
NET AREA	300	DETAIL ADJ	0.874	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	300	1929	93.96	28,187	CONDITION ELEM CD				
\$NLA(RCN)	\$107	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	160		24.50	3,920	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	A	
				ROOF COVER	2	WOOD SHINGLE	1.01											CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00											EFF.YR/AGE		1977 / 45
				INT. FINISH	4	WALL BOARD	0.96											COND	36 36 %	
				HEATING/COOL	7	FLR/WALL UNIT	0.95											FUNC	0	
				FUEL SOURCE	3	ELECTRIC	1.00											ECON	0	
				NAF	0		1.00											DEPR	36 % GD 64	
																	RCNLD	\$20,500		