

Key: 4896

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.014

LEGALS

LAND

DETACHED

BUILDING

G

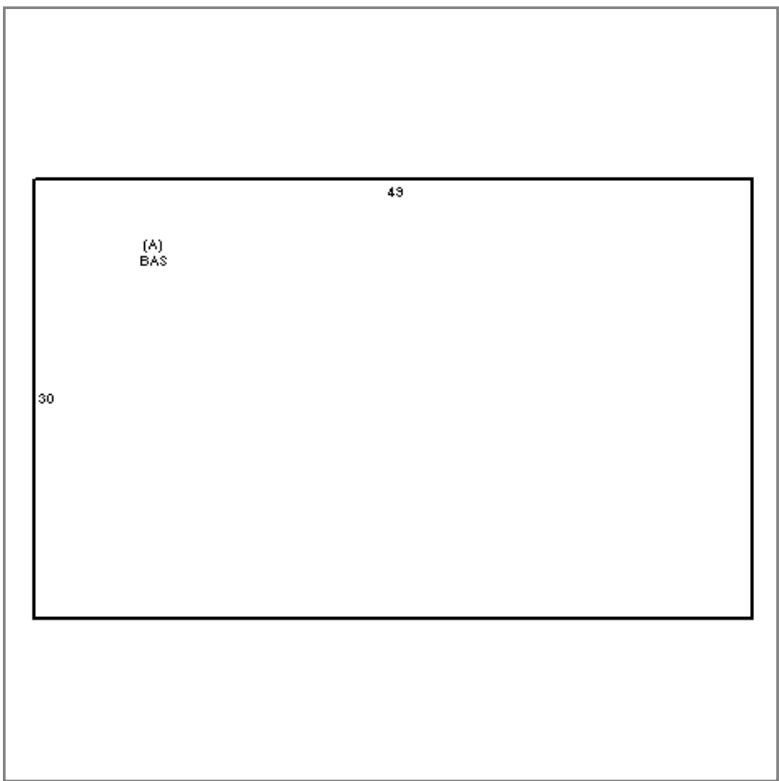
CURRENT OWNER				PARCEL ID				LOCATION			
CUMBERLAND FARMS INC V 1258 165 FLANDERS RD WESTBOROUGH, MA 01581				24.0-22-0				4 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUMBERLAND FARMS INC					XX		5105-2				

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	%
D-22-25	11/29/2022	5	DEMOLITIONS	65,000	04/06/2023	TL	100	100
18690	08/13/2018	7	SIGN		04/18/2019	RP	100	100
18186	03/12/2018	3	ALT/RENO	15,000	04/18/2019	RP	100	100
18049	01/22/2018	7	SIGN	1,000	04/18/2019	RP	100	100
13864B	11/21/2014	7	SIGN		04/18/2019	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	16,375	C-5	1.00	GS 1.00	100	1.00	614,925	1.65	A	1.00	75 1.35 380,450

TOTAL	16,379 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	380,500	365,800		
Infl1	GAS STATIONS		BUILDING	257,200	247,400		
N_Index	AVG		DETACHED	213,600	201,400		
			OTHER	0	78,600		
			TOTAL	851,300	893,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
MPD	A	1.00	20 0.80		5	30,196.20	120,800
LH2	A	1.00	50 0.50		6	1,328.60	4,000
TN1	V	1.30	10 0.90		20,000	1.82	32,800
TN1	V	1.30	10 0.90		8,000	1.82	13,100
TN1	V	1.30	10 0.90		12,000	1.82	19,700
PAV	A	1.00	50 0.50		15,100	1.20	9,100
SP2	S	3.00	10 0.90		48	326.10	14,100



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2019	RP
MODEL	5		CIM-5	LIST	4/18/2019	RP
STYLE	50	1.00	SERVICE STATION [100%]	REVIEW	4/6/2023	TL
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	342,978
NET AREA	1,470	DETAIL ADJ	1.910	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,470	1968	233.32	342,978		
\$NLA(RCN)	\$233	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05										
				ROOF SHAPE	4	FLAT/SHED	0.98										
				ROOF COVER	8	TAR & GRAVEL	1.00										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	200	200	2.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																CDN/APP	G
																EFF.YR/AGE	1993 / 29
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$257,200