

Key: 4897

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.015

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUMBERLAND FARMS INC 165 FLANDERS RD WESTBOROUGH, MA 01581				24.0-23-0				2 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUMBERLAND FARMS INC				10/01/2021	T	575,000	34530-50				
PARSONS MARIAN R				02/22/2021	A	550,000	33814-282				
PARSONS RICHARD P				10/12/2000	A		13293-321				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
D-22-28	11/16/2022	5	DEMOLITIONS	50,000	10/16/2023	TL	0	0
19578	06/28/2019	7	SIGN	1,200			100	100
16339	05/03/2016	2	ADDITIONS	20,000	07/28/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	11,000	C-5	1.00	FF 1.00	100	1.00		614,925	2.03	A	1.00	75	1.35			315,480

TOTAL	11,021 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	315,500	303,400			
Infl1	FAST FOOD		BUILDING	314,400	306,700			
N_Index	AVG		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	630,600	610,800			

DETACHED

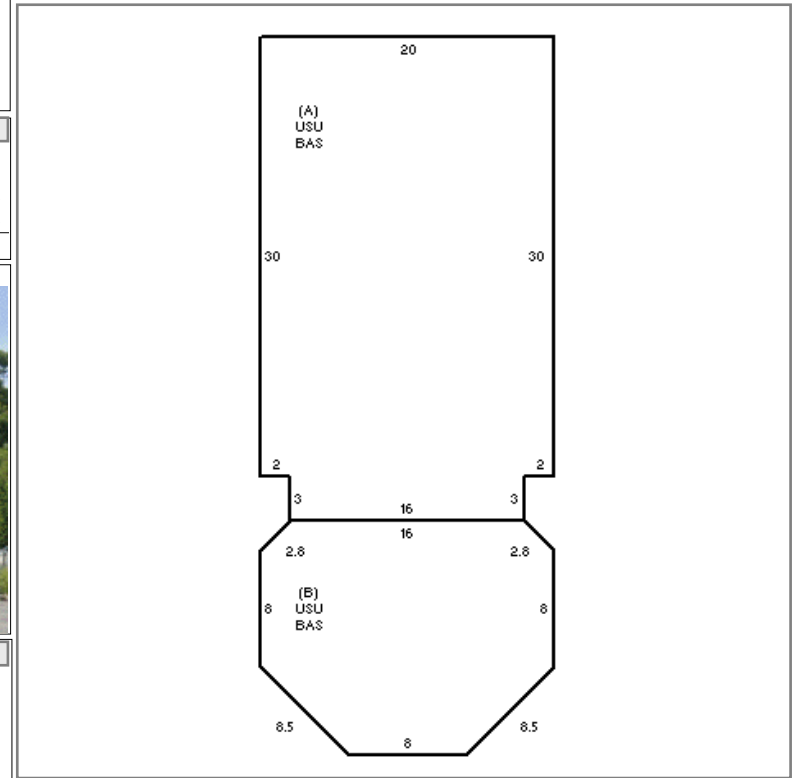
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		1,000	1.20	600
SW2	A	1.00	50 0.50 2X5		10	21.80	100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	RP
MODEL	5		CIM-5	LIST	9/13/2021	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	10/16/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	928	DETAIL ADJ	4.252	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$471	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.01
STORIES		2	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED		100	1.00	FLOOR COVER	6	OTHER	1.00
% AIR COND		0	1.00	INT. FINISH	4	WALL BOARD	0.96
% SPINKLERS		0	1.00	HEATING/COOL	2	HOT WATER	1.02
				FUEL SOURCE	2	GAS	1.00
				NAF	200	200	2.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	928	1987	318.63	295,693
+	USU	N	UP-STRY UNF	928		151.92	140,986

TOTAL RCN	436,679
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1987 / 35
COND	28 28 %
FUNC	0 uc
ECON	0
DEPR	28 % GD 72
RCNLD	\$314,400