Key: 6488

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,648

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CFI PROPCO 2 LLC 165 FLANDERS RD WESTBOROUGH, MA 01581	30.4-167-0	435 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CFI PROPCO 2 LLC	05/08/2020	F	1	(222441)
V S H REALTY INC		XX		(65996)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3340	100	GAS SERVICE STATIONS	6	1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17359	05/15/2017	5	DEMOLITIONS	10,000	04/15/2018	BC	100	100
14967	01/09/2015	13	OTHER		08/05/2015	RJM	100	100
141049	12/04/2014	3	ALT/RENO	27,000	08/05/2015	RJM	100	100
14967	11/13/2014	1	NEW CONSTRUC	267,589	08/05/2015	RJM	100	100
12057	01/25/2012	7	SIGN	6,000	02/28/2012	JB	100	100

LAND

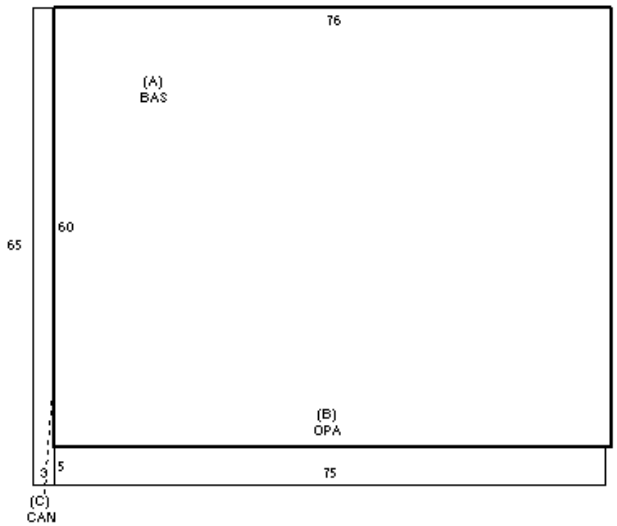
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	19,000	C-6 1.00	GS 1.00	100 1.00	455,500	1.52	A 1.00	55 1.00			302,510

TOTAL	18,992 SF	ZONING		FRNT	0

Nbhd	POCASS/CATAUMET
Infl1	GAS STATIONS
N_Index	AVG

NOTE: three 8,000 gallon dbl wall u/g tanks installed 12/97

ASSESSED	CURRENT	PREVIOUS
LAND	302,500	290,900
BUILDING	977,600	940,100
DETACHED	169,900	162,100
OTHER	0	0
TOTAL	**1,450,000**	**1,393,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SIC	G 1.20	10 0.90	24 X 24	2014	576	65.40	33,900
SP2	S 3.00	10 0.90	8X8	2014	64	326.10	18,800
W08	G 1.20	10 0.90		2014	72	11.64	800
MPD	G 1.20	10 0.90		2014	2	36,235.44	65,200
TNK	V 1.30	10 0.90		2014	24,000	2.07	44,800
LH2	A 1.00	10 0.90		2014	1	1,328.60	1,200
PAV	A 1.00	10 0.90		2014	4,800	1.20	5,200

PHOTO 04/18/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	2.25	STORE(SM.RETAIL [100%]
QUALITY	V	1.25	VERY GOOD [100%]
FRAME	5	1.02	REINF. CC [100%]

MEASURE	4/18/2018	BC
LIST	4/18/2018	BC
REVIEW	8/1/2018	DB

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	4,560	DETAIL ADJ	2.805
$NLA(RCN)	$214	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	120	120	1.20

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,560	2014	210.80	961,240
B	OPA	N	OPEN PORCH	375		20.13	7,547
C	CAN	N	CANOPY	195		16.25	3,169
	CLR	N	COOLER	200		28.30	5,660

TOTAL RCN 977,616

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE 2022 / 0

COND	0	0 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100

RCNLD $977,600