

Key: 6974

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.118

LEGAL

LAND

DETACHED

BUILDING

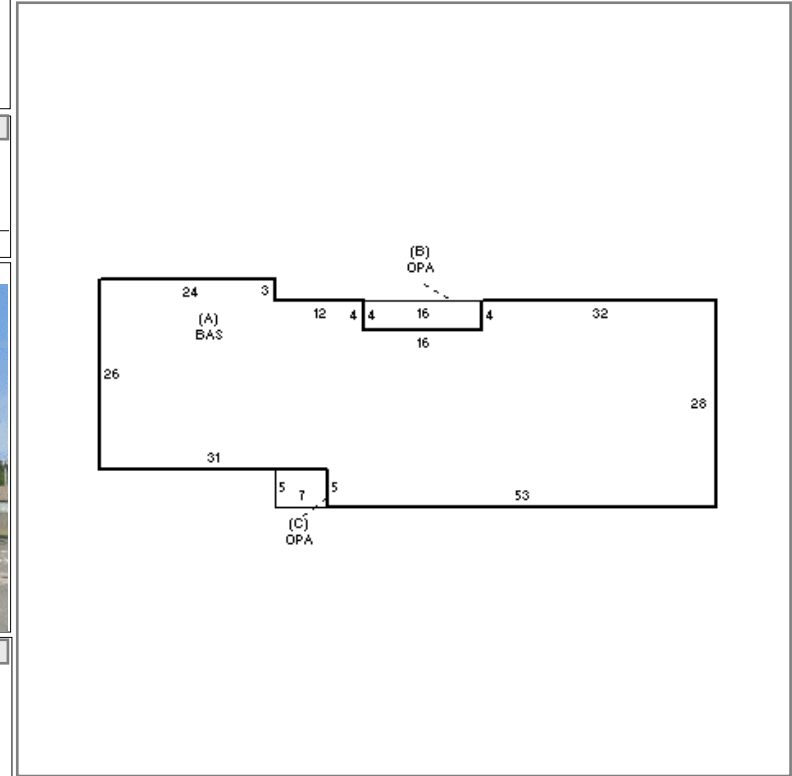
CURRENT OWNER				PARCEL ID				LOCATION			
NEW BOURNE MAIN REALTY LLC 360 MACARTHUR BOULEVARD BOURNE, MA 02532				31.4-19-0				356 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEW BOURNE MAIN REALTY LL				05/30/2019	QS	1,200,000	32056-26				
ALPHA REALTY HOLDINGS LLC				03/02/2015	QS	1,090,000	28713-167				
BOURNE LLC				02/24/2006	F	1	20763-307				

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	%
19592	07/08/2019	7	SIGN	2,700			100	100
15117	03/12/2015	3	ALT/RENO	100,000	04/29/2015		100	100
S13-00001	05/22/2013	7	SIGN	2,600	04/29/2015		100	100
11116	03/25/2011	7	SIGN	6,000	07/18/2012	JB	100	100
10335	06/14/2010	7	SIGN	9,000	07/18/2012	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	22,000	C-5	1.00	GS	1.00	100	1.00	614,925	1.41	A	1.00	75	1.35		438,210

TOTAL	21,998 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	438,200	421,400		
Infl1	GAS STATIONS		BUILDING	613,600	596,400		
N_Index	AVG		DETACHED	259,300	244,700		
			OTHER	0	0		
			TOTAL	1,311,100	1,262,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SIC	G	1.20	10 0.90	24X40	960	65.40	56,500
SP2	S	3.00	10 0.90		52	326.10	15,300
PAV	A	1.00	10 0.90		18,000	1.20	19,400
MPD	A	1.00	10 0.90		4	30,196.20	108,700
C06	A	1.00	10 0.90		208	10.10	1,900
TN1	E	1.90	10 0.90	3X4000	12,000	2.66	28,700
TN1	E	1.90	10 0.90		6,000	2.66	14,400
TN1	E	1.90	10 0.90		6,000	2.66	14,400



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	RP
MODEL	5		CIM-5	LIST	9/13/2021	EST
STYLE	32	1.40	CONVEN. STORE [100%]	REVIEW	9/20/2021	RP
QUALITY	S	2.00	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	659,780
NET AREA	2,205	DETAIL ADJ	2.097	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,205	1993	297.77	656,592		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	99		32.20	3,188		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				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	150	150	1.50										
																CONDITION ELEM	CD
																EXTERIOR	V
																INTERIOR	V
																CDN/APP	G
																EFF.YR/AGE	2015 / 7
																COND	7 7 %
																FUNC	0
																ECON	0
																DEPR	7 % GD 93
																RCNLD	\$613,600