

Key: 6976

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.120

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|-------------------------------|--|--|--|---------------------------|--|--|--|--------------------|--|---|--|------------|--|
| MCDONALDS CORPORATION #200290 | | | | 31.4-20-1 | | | | 370 MACARTHUR BLVD | | | | | |
| 50 OLIVER ST STE W1B | | | | TRANSFER HISTORY | | | | DOS | | T | | SALE PRICE | |
| N EASTON, MA 02356 | | | | MCDONALDS CORPORATION #20 | | | | 07/02/1986 | | X | | 5170-199 | |

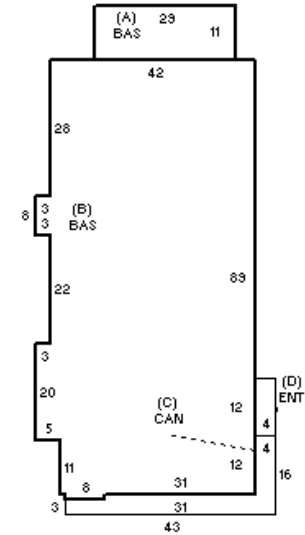
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|----------------------|----------|---------|------------|--------|---------|
| 3260 | 100 | EATING/DRK ESTABLISH | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 20203 | 03/02/2020 | 3 | ALT/RENO | 60,000 | | | 100 100 |
| 171018 | 12/12/2017 | 7 | SIGN | 10,000 | 04/04/2018 | KT | 100 100 |
| 17961 | 11/27/2017 | 7 | SIGN | 35,000 | 07/08/2019 | RP | 100 100 |
| 17827 | 10/13/2017 | 3 | ALT/RENO | 285,000 | 07/08/2019 | RP | 100 100 |
| 08612 | 11/04/2008 | 3 | ALT/RENO | | 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 | 40,000 | C-5 | 1.00 | FF | 1.00 | 100 | 1.00 | 614,925 | 1.04 | A | 1.00 | 75 | 1.35 | | 588,780 |
| 203 | A | 0.804 | C-5 | 1.00 | FF | 1.00 | 100 | 1.00 | 215,325 | 1.00 | A | 1.00 | 75 | 1.35 | | 173,120 |

| TOTAL | 1.722 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--|----------|---|-----------|-----------|----------|
| Nbhd | BOURNE | NOTE 7-2019 Chgd building height to 10 feet | LAND | | 732,700 | 732,700 | |
| Infl1 | FAST FOOD | | BUILDING | | 623,000 | 1,023,900 | |
| N_Index | AVG | | DETACHED | | 27,100 | 35,600 | |
| | | | OTHER | | 0 | 0 | |
| | | | TOTAL | | 1,382,800 | 1,792,200 | |

* -- Previous value excludes abatement.

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|-------------------|--------|-----------|--------|
| LH1 | A | 1.00 | 50 0.50 | | 7 | 845.50 | 3,000 |
| PAV | A | 1.00 | 50 0.50 | | 30,000 | 1.20 | 18,000 |
| SP2 | E | 1.90 | 50 0.50 | | 30 | 206.53 | 3,100 |
| SP2 | E | 1.90 | 50 0.50 | DIGITAL MENU 2016 | 50 | 206.53 | 5,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/6/2023 | RP |
|----------|----|------|------------------------|---------|----------|----|
| MODEL | 5 | | CIM-5 | LIST | 3/6/2023 | RP |
| STYLE | 38 | 2.00 | FRANCHISE F. FD [100%] | REVIEW | 3/6/2023 | RP |
| QUALITY | E | 1.50 | EXCELLENT [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

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| YEAR BLT | 1986 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 790,121 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|---------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 4,127 | DETAIL ADJ | 1.958 | FOUNDATION | 2 | SLAB | 1.00 | + | BAS | L | BASE AREA | 4,127 | 1986 | 182.40 | 752,779 | | |
| \$NLA(RCN) | \$191 | OVERALL | 1.015 | EXT. COVER | 2 | CLAPBOARD | 1.00 | C | CAN | N | CANOPY | 212 | | 19.79 | 4,196 | | |
| | | | | ROOF SHAPE | 4 | FLAT/SHED | 0.98 | D | ENT | N | ENCL ENTRY | 48 | | 42.63 | 2,046 | | |
| | | | | ROOF COVER | 9 | OTHER | 1.00 | | DW1 | O | DRIVE-UP WIND | 2 | | 15,549.80 | 31,100 | | |
| | | | | 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 | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | G |
| | | | | | | | | | | | | | | | | INTERIOR | G |
| | | | | | | | | | | | | | | | | CDN/APP | G |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2004 / 18 |
| | | | | | | | | | | | | | | | | COND | 18 18 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 18 % GD 82 |
| | | | | | | | | | | | | | | | | RCNLD | \$647,900 |