

Key: 8522

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.687

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION			
BOPHA ANGKOR'S STIR CRAZY, LLC 570 MACARTHUR BOULEVARD BOURNE, MA 02532							39.0-77-3				570 MACARTHUR BLVD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
BOPHA ANGKOR'S STIR CRAZY							04/04/2018	QS	725,000	31179-172				
SAMMS, BOPHA TRS OF							04/03/2018	F	500,000	31179-80				
SAMMS BOPHA TR OF SAMMS							10/09/2003	QS	500,000	17774-198				

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	%
15192	04/07/2015	3	ALT/RENO	3,000	05/24/2019	RP	100	100
5252	04/22/2005	4	DETACH.STRUC	1,500	06/07/2007	SM	100	100
04802	10/28/2004	3	ALT/RENO	20,000	09/07/2005	MJ	100	100
3912	12/11/2003	7	SIGN		05/04/2004	MJ	100	100
930165	04/28/1993	7	SIGN	600	11/19/1993	JS	100	100

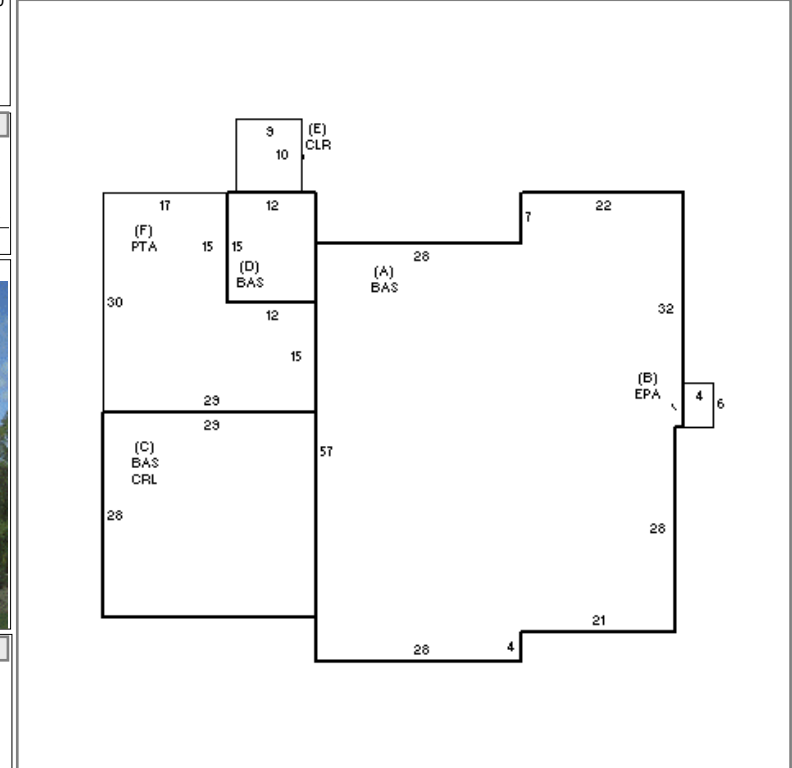
LAND

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	100	614,925	1.04	A	1.00	75	1.35	588,780
303	A	0.146	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	4,490

TOTAL	1.064 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	593,300	570,500		
Infl1	AVG		BUILDING	247,700	241,700		
N_Index	AVG		DETACHED	13,900	12,800		
			OTHER	0	0		
			TOTAL	854,900	825,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	V	1.30	10 0.90	6X12	72	23.79	1,500
PAV	A	1.00	50 0.50		20,620	1.20	12,400



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	RP
MODEL	5		CIM-5	LIST	5/24/2019	RP
STYLE	39	1.25	RESTAURANT [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,215
NET AREA	3,880	DETAIL ADJ	1.296	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	3,880	1977	89.65	347,833	CONDITION ELEM	CD
\$NLA(RCN)	\$94	OVERALL	1.015	EXT. COVER	4	VINYL	1.00	B	EPA	N	ENCL PORCH	24		34.38	825	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	CRL	N	CRAWL	812		4.97	4,039	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	E	CLR	N	COOLER	90		28.72	2,585	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	F	PTA	N	PATIO	690		4.13	2,850		
				INT. FINISH	3	WOOD PANEL	1.05		F21	O	FPL 2S 10P	1		6,081.90	6,082		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$247,700