

Key: 9138

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.346

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PATEL HARSHADKUMAR K TRS DADA REALTY TRUST 365 BARLOWS LANDING ROAD BOURNE, MA 02559				43.1-135-0				365 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PATEL HARSHADKUMAR K TRS				12/05/2017	QS	725,000		30942-152			
TIRTH LLC				06/18/2012	QS	475,000		26421-62			
CUMBERLAND FARMS INC				05/16/1986	F	5079-330		5079-330			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06463	07/27/2006	7	SIGN	1,200	06/07/2007	MM	100	100
09138	04/05/2005	7	SIGN	475	12/08/2005	MJ	0	100
04211	04/06/2004	3	ALT/RENO				0	100
01360	06/21/2001	7	SIGN	475			0	100

LAND

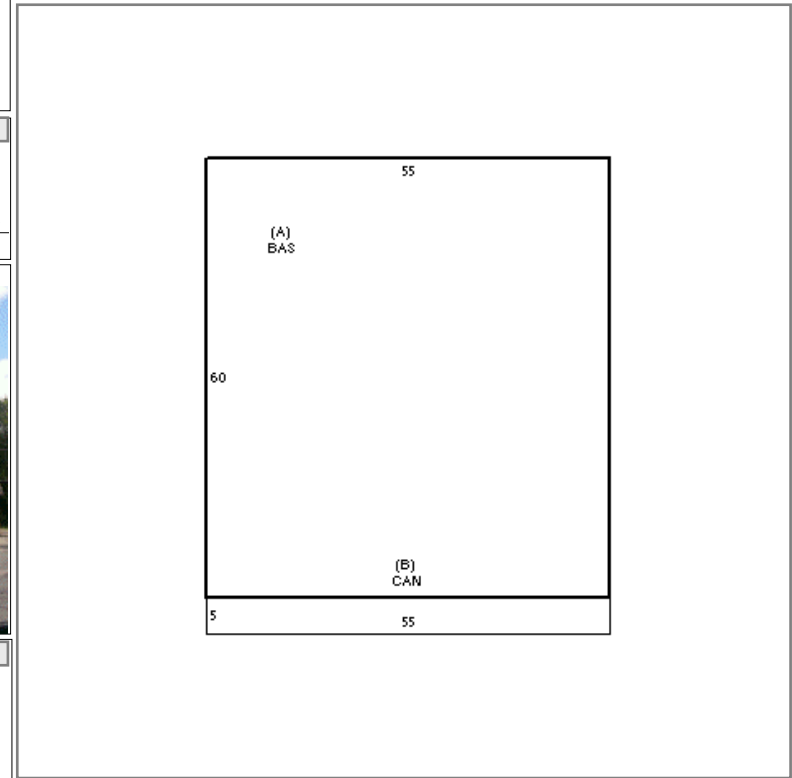
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	19,650	C-6	1.00	100	1.00	100	1.00	455,500	1.50	A	1.00	55	1.00		307,430

TOTAL	19,646 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	307,400	295,600		
Infl1	AVG		BUILDING	380,000	370,000		
N_Index	AVG		DETACHED	12,800	11,900		
			OTHER	0	0		
			TOTAL	700,200	677,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		15,000	1.20	9,000
SP2	E	1.90	10 0.90	4 X 4	16	206.53	3,000
LH1	A	1.00	50 0.50		2	845.50	800

PHOTO 10/12/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2017	BC
MODEL	5		CIM-5	LIST	10/12/2017	BC
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	10/12/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480,971
NET AREA	3,300	DETAIL ADJ	2.247	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,300	1974	143.81	474,566		
\$NLA(RCN)	\$146	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	CAN	N	CANOPY	275		13.00	3,575		
				ROOF SHAPE	4	FLAT/SHED	0.98		CLR	N	COOLER	100		28.30	2,830		
				ROOF COVER	11	MEMBRANE	1.02										
				FLOOR COVER	5	VINYL	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	A
																CDN/APP	E
																EFF.YR/AGE	2001 / 21
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$380,000