

Key: 10037

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.267


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
808 MACARTHUR BLVD LLC 5 DILLINGHAM AVE SANDWICH, MA 02563				44.4-20-0				808 MACARTHUR BLVD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
808 MACARTHUR BLVD LLC				06/23/2022	QS	480,000	35204-227					
BERGERON CLAIRE J				04/18/2017	L	412,575	30426-201					
HOGAN JOHN PATRICK				05/14/2012	QS	485,000	26330-127					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-5	1.00	100	1.00	100	1.00	75	1.35		418,560
303	A	0.116	C-5	1.00	100	1.00	100	1.00	75	1.35		3,570

LAND

TOTAL	25,047 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N November 24, 2000 O fire destroyed diner ... 03/2017; adj land 20k sf prime for zoning. T E	LAND	422,100	405,900			
Infl1	AVG		BUILDING	106,000	120,500			
N_Index	AVG		DETACHED	9,000	8,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>537,100</b>	<b>534,700</b>			

DETACHED

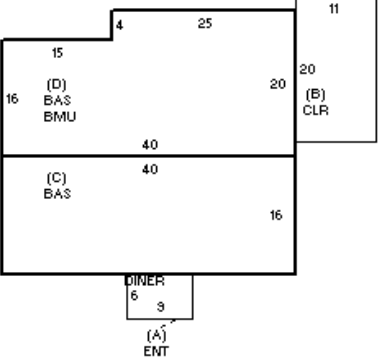
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/17/2023
PAV	A	1.00	50 0.50		15,000	1.20	9,000		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	39	1.25	RESTAURANT [100%]	REVIEW	9/27/2023	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	129,253
NET AREA	1,380	DETAIL ADJ	1.174	FOUNDATION	4	FLR & WALL	1.00	A	ENT	N	ENCL ENTRY	54		22.41	1,210		
\$NLA(RCN)	\$94	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	CLR	N	COOLER	220		28.30	6,226		
				ROOF SHAPE	4	FLAT/SHED	0.98	+	BAS	L	BASE AREA	1,380	2003	78.41	108,201		
				ROOF COVER	10	METAL	1.00	D	BMU	N	BSMT UNF	740		18.40	13,616		
				FLOOR COVER	3	W/W CARPET	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										

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	%
17403	05/31/2017	13	OTHER					0
12279	04/30/2012	13	OTHER		05/31/2012	JB	100	100
10533	09/13/2010	7	SIGN	5,500	05/31/2012	JB	100	100
10254	05/17/2010	13	OTHER	10,500	09/23/2010	JB	100	100
04446	06/17/2004	1	NEW CONSTRUC	30,000	05/04/2006	MJ	100	100



BLDG COMMENTS

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$106,000