

Key: 10039

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.269

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CURRENT OWNER				PARCEL ID				LOCATION			
WHITE DIAMOND REAL ESTATE LLC 66 COUNTY RD BOURNE, MA 02532				44.4-22-0				820 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WHITE DIAMOND REAL ESTATE HEEDE ROBERT C				10/06/2015 01/18/1982	V QS	200,000 60,000		29186-310 3424-57			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3250	100	SM RETAIL/SERV STORE				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

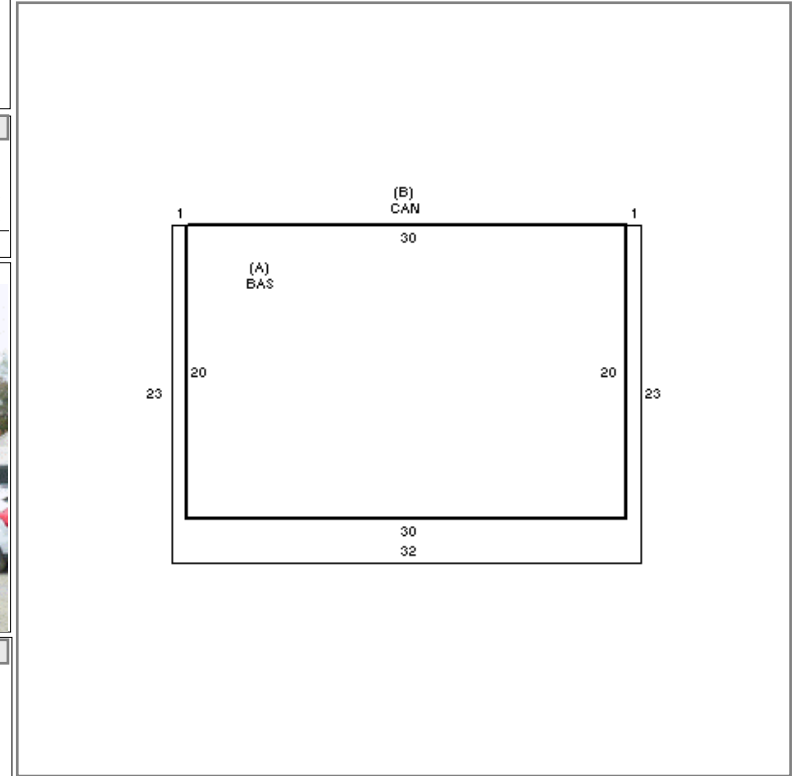
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	13,000	C-6	1.00	100	1.00	100	1.00	387,175	1.86	A	1.00	45	0.85		214,800

DETA
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TOTAL	12,981 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N THERE IS NO DIRECT ACCESS TO THIS PARCEL O FROM MACARTHUR BLVD; ACCESS IS BY ROW OVER T ADJACENT PARCEL-topo adjust E 20% TOPO ADJUSTMENT TO ACCOUNT FOR DIMINISHED VALUE				LAND	214,800	206,600
Infl1	AVG					BUILDING	36,000	34,600
N_Index	AVG					DETACHED	600	600
						OTHER	0	0
						TOTAL	251,400	241,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		1,000	1.20	600



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BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW		
QUALITY	M	0.60	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	600	DETAIL ADJ	1.908	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	600	1940	123.09	73,853
\$NLA(RCN)	\$125	OVERALL	1.000	EXT. COVER	6	SHAKES	1.02	B	CAN	N	CANOPY	136		7.80	1,061
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98								
STORIES		1	1.00	ROOF COVER	7	ROLL	0.98								
% HEATED		0	.95	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND		0	1.00	INT. FINISH	4	WALL BOARD	0.96								
% SPINKLERS		0	1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	74,914	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
CDN/APP	F	
EFF.YR/AGE	1961 / 61	
COND	52	52 %
FUNC	0	
ECON	0	
DEPR	52	% GD 48
RCNLD	\$36,000	