

Key: 15761

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.834

LEGALS

| CURRENT OWNER | | | | | | PARCEL ID | | LOCATION | | | | | |
|--|--|--|--|--|--|------------|----|--------------------|--|--------------|--|--|--|
| MSS THREE REALTY LLC 228 GROVE ST SUITE 383 BRAintree, MA 02184 | | | | | | 39.0-223-1 | | 676 MACARTHUR BLVD | | | | | |
| TRANSFER HISTORY | | | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| MSS THREE REALTY LLC | | | | | | 04/09/2013 | B | 337,500 | | (C329-1) | | | |
| CUSHING SUSAN TR OF THE S | | | | | | 04/24/2002 | F | 1 | | (C329-1) | | | |
| CUSHING SUSAN | | | | | | 08/07/2001 | QS | 250,000 | | (C329-1) | | | |


| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|----------|--------|------------|----|--------|-----|
| 3430 | 100 | BUS CONDOS | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 13486 | 07/29/2013 | 7 | SIGN | | | | 100 | 100 |
| 09402 | 08/26/2009 | 3 | ALT/RENO | 1,700 | 09/23/2010 | JB | 100 | 100 |

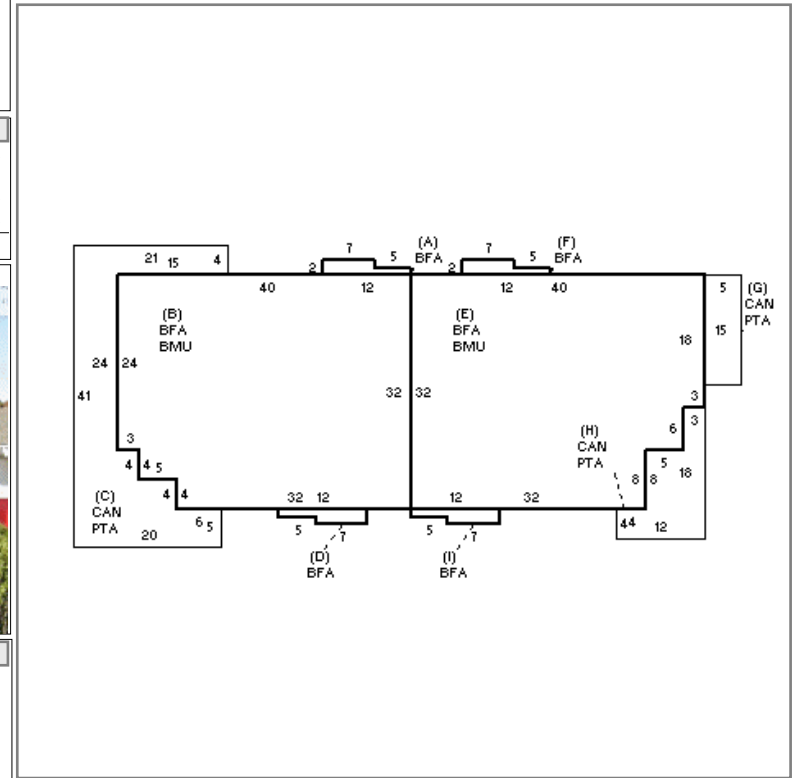
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| | | | | | | | |
|---------|-------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 1.860 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | | NOTE | LAND | 0 | 0 | 0 | |
| Infl1 | | | BUILDING | 533,800 | 519,200 | | |
| N_Index | | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 533,800 | 519,200 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|--|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 09/13/2021 |
|  | | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/13/2021 | RP |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 30 | | COMM CONDOS | LIST | 9/13/2021 | EST |
| STYLE | 14 | 2.20 | MEDICAL COND [100%] | REVIEW | 9/13/2021 | RP |
| QUALITY | G | 1.15 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1985 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|----------------|----|----------------|------|---|-----|---|----------------|-------|------|-----------|---------|
| NET AREA | 2,510 | DETAIL ADJ | 1.000 | COMPLEX | 47 | POCASSET CROSS | 0.68 | + | BFA | L | BLD FLOOR AREA | 2,510 | 1985 | 203.41 | 510,559 |
| \$NLA(RCN) | \$242 | OVERALL | 1.645 | OCCUPANCY | 1 | YEAR ROUND | 1.00 | + | BMU | N | BSMT UNF | 2,434 | | 32.92 | 80,119 |
| | | | | FLOOR/LOC | 1 | FIRST FLOOR | 1.00 | C | PTA | N | PATIO | 420 | | 6.62 | 2,781 |
| | | | | VIEW INFL | 5 | AVERAGE | 1.00 | + | CAN | N | CANOPY | 625 | | 18.92 | 11,823 |
| | | | | HT/CL | 9 | WARM/COOL AIR | 1.00 | G | PTA | N | PATIO | 75 | | 6.63 | 498 |
| | | | | WDK/PTA/BALC | 1 | PRESENT | 1.00 | H | PTA | N | PATIO | 130 | | 6.62 | 861 |
| | | | | PARKING | 12 | LARGE LOT | 1.10 | | | | | | | | |
| | | | | NET ADJ(%GOOD) | 0 | | 1.00 | | | | | | | | |

| | | |
|----------------|-----------|---------|
| TOTAL RCN | 606.641 | |
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| CDN/APP | A | |
| EFF.YR/AGE | 1985 / 37 | |
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | \$533,800 | |