

Key: 15763

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.835

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHEARER HOLDINGS LLC PO BOX 538 WEST FALMOUTH, MA 02574				39.0-223-3				674 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEARER HOLDINGS LLC				01/23/2004	G	950,000	(C329-2)				
GRAMPY'S LLC				09/06/2002	G	655,000	(C329-3)				
CAPUCCI THOMAS AND				07/28/1988	G	1,025,000	(11494)				

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	%
17829	10/13/2017	3	ALT/RENO	2,000			100	100
13634	09/24/2013	3	ALT/RENO	37,000			100	100
08080	03/04/2008	2	ADDITIONS	4,500	09/23/2010	JB	100	100
04033	01/26/2004	3	ALT/RENO	300,000	04/12/2004	MJ	100	100

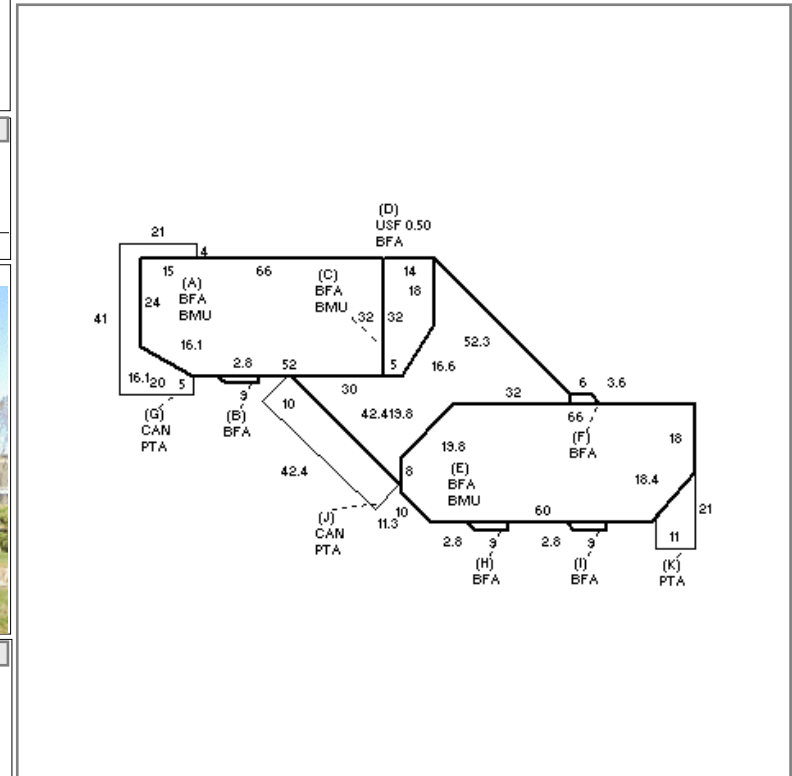
LAND

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	1,047,300	1,018,500		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,047,300	1,018,500		

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	13	1.80	SM RETAIL COND [100%]	REVIEW	9/13/2021	RP
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,176,762
NET AREA	7,087	DETAIL ADJ	1.000	COMPLEX OCCUPANCY	47	POCASSET CROSS	0.68	+	BMU	N	BSMT UNF	4,787		26.93	128,931		
\$NLA(RCN)	\$166	OVERALL	1.346	FLOOR/LOC	1	YEAR ROUND	1.00	+	BFA	L	BLD FLOOR AREA	4,828	1985	153.30	740,122		
				VIEW INFL	5	MULTI FLOOR	1.00	+	BFA	L	BLD FLOOR AREA	1,519	1985	153.30	232,860		
ROOMS	0		1.00	HT/CL	5	AVERAGE	1.00	D	USF	L	UPPER ST FINISH	740	2004	75.80	56,094		
BEDROOMS	0		1.00	WDK/PTA/BALC	10	HOT/COLD WATER	1.00	G	PTA	N	PATIO	432		5.42	2,340		
BATHROOMS	0		1.00	PARKING	1	PRESENT	1.00	+	CAN	N	CANOPY	856		15.48	13,250		
HALFBATHS	0		1.00	NET ADJ(%GOOD)	12	LARGE LOT	1.10	J	PTA	N	PATIO	424		5.42	2,297		
FIREPLACES	0		1.00		0		1.00	K	PTA	N	PATIO	160		5.42	867		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1987 / 35
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$1,047,300