

Key: 15764

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.836

LEGAL

LAND

DETACHED

BUILDING

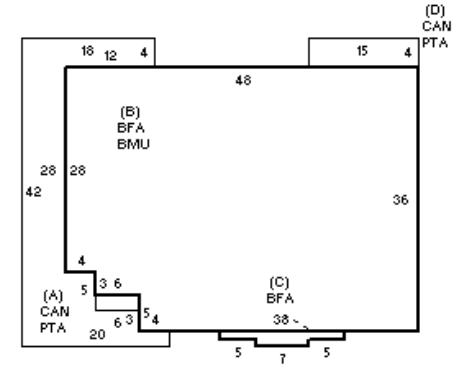
CURRENT OWNER						PARCEL ID			LOCATION			
SHEARER HOLDINGS LLC PO BOX 538 WEST FALMOUTH, MA 02574						39.0-223-4			670 MACARTHUR BLVD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
SHEARER HOLDINGS LLC						01/23/2004	G	950,000	(C329-2)			
GRAMPY'S LLC						09/06/2002	G	655,000	(C329-4)			
CAPUCCI THOMAS &						07/28/1988	G	1,025,000	940-109			

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	%
03757	10/16/2003	7	SIGN	5,000	05/05/2004	MJ	100	100
02048	01/31/2002	7	SIGN	850	05/05/2004	MJ	100	100
01546	08/28/2001	3	ALT/RENO	125,900	05/05/2004	MJ	100	100
960472	10/04/1996	7	SIGN	900	01/01/1997	PAM	0	100
950128	03/29/1995	7	SIGN	1,200	01/01/1997	PAM	0	100

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		
Infl1			BUILDING	281,600	273,900		
N_Index			DETACHED	6,800	6,200		
			OTHER	0	0		
			TOTAL	288,400	280,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	10 0.90		6,250	1.20	6,800	09/13/2021



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%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,056
NET AREA	1,690	DETAIL ADJ	1.000	COMPLEX	47	POCASSET CROSS	0.68	A	PTA	N	PATIO	378		4.93	1,862		
\$NLA(RCN)	\$189	OVERALL	1.224	OCCUPANCY	1	YEAR ROUND	1.00	+	CAN	N	CANOPY	438		14.08	6,165		
				FLOOR/LOC	1	FIRST FLOOR	1.00	B	BMU	N	BSMT UNF	1,666		24.49	40,804		
				VIEW INFL	5	AVERAGE	1.00	+	BFA	L	BLD FLOOR AREA	1,690	1985	160.31	270,929		
				HT/CL	9	WARM/COOL AIR	1.00	D	PTA	N	PATIO	60		4.93	296		
				WDK/PTA/BALC	1	PRESENT	1.00										
				PARKING	2	OUTDOOR 2 SPACE	1.00										
				NET ADJ(%GOOD)	0		1.00										

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	\$281,600	