

Key: 1764

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.776

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CROWN ATLANTIC COMPANY LLC PMB 353 4017 WASHINGTON RD MCMURRAY, PA 15317-2520				10.0-148-0				0 BOURNE DALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CROWN ATLANTIC COMPANY LL				04/27/1999	B	640,590	12225-315				
CELLCO PARTNERSHIP DBA				08/14/1995	B	50,005	10818-331				
NY CELLULAR GEO SVC AREA				08/27/1993	B	600,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
4320	100	CABLE TV TRANS FAC			6	1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-90	03/24/2022	13	OTHER	35,000			100 100
18571	07/09/2018	13	OTHER	1,800			100 100
17900	11/05/2017	2	ADDITIONS	27,500	04/26/2018	KT	100 100
16103	02/12/2016	13	OTHER	27,500	06/23/2016	RJM	100 100
15366	04/29/2013	13	OTHER				100 100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	50,050	C-3	1.00	100	1.00	100	1.00	455,500	1.00	A	1.00	55	1.00		523,360

DETACHED

TOTAL	1.149 Acres		ZONING	2	FRNT	353	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNEDALE		NOTE			LAND	523,400	503,300	
Infl1	AVG			BUILDING	42,300	38,700			
N_Index	AVG			DETACHED	223,700	213,100			
				OTHER	36,700	33,500			
					TOTAL	826,100	788,600		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/30/2008
TOW	E	1.90	10 0.90	1992	180	1,376.66	223,000		
SHF	G	1.20	30 0.70		48	21.13	700		



BUILDING	CD	ADJ	DESC	MEASURE	10/11/2020	RP
MODEL	5		CIM-5	LIST	10/11/2020	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	10/11/2020	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	49.807
NET AREA	360	DETAIL ADJ	0.858	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	360	1992	138.35	49.807		
\$NLA(RCN)	\$138	OVERALL	1.000	EXT. COVER	16	PRECAST CC	1.03										
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES	1	ADJ	1.00	ROOF COVER	9	OTHER	1.00										
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95										
% SPINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	2007 / 15
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$42,300
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PMB 353				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
4017 WASHINGTON RD											
MCMURRAY, PA 15317-2520											

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4320	100	CABLE TV TRANS FAC			6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

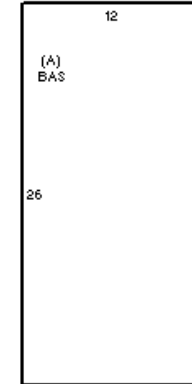
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND	36,700	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/11/2020	RP
MODEL	5		CIM-5	LIST	10/11/2020	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	10/11/2020	RP
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	312	DETAIL ADJ	0.858	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	312	1992	138.35	43,166
\$NLA(RCN)	\$138	OVERALL	1.000	EXT. COVER	16	PRECAST CC	1.03								
CAPACITY						ROOF SHAPE	4								
STORIES	1	UNITS	1.00	ROOF COVER	9	OTHER	1.00								
% HEATED	100	ADJ	1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	43,166
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$36,700