

Key: 4908

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.032

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRANK BATTLES INC 50 MACARTHUR BLVD BOURNE, MA 02532-3918				24.0-39-0				50 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANK BATTLES INC				09/28/1994	L	900,000	(135103)				
REAL PROPERTY SERVICES IN				02/15/1994	L	827,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO VEH-SALES/SERV			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15972	10/26/2015	2	ADDITIONS	62,000	06/27/2016	RJM	100	100
13823	11/25/2013	2	ADDITIONS	36,600	08/06/2015	RJM	100	100
13592	09/09/2013	13	OTHER				100	100
13607	08/11/2013	7	SIGN	56,000			100	100
13222	04/11/2013	3	ALT/RENO				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	80,000	C-5	1.00	100	1.00	100	1.00	614,925	1.00	A	1.00	75	1.35		1,129,340
203	A	1,413	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35		304,250

TOTAL	3.250 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	Pcl 18.1combined		LAND	1,433,600	1,378,600
Infl1	AVG			BUILDING	513,300	499,500		
N_Index	AVG			DETACHED	46,200	43,200		
				OTHER	191,500	186,500		
				TOTAL		2,184,600	2,107,800	

DETAILED

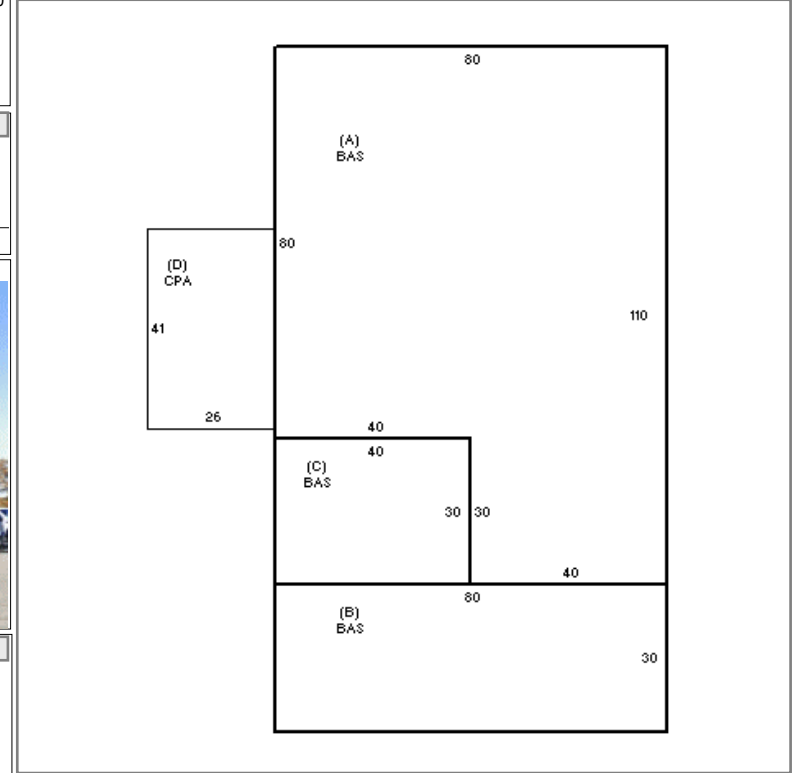
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH2	A	1.00	50 0.50		3	1,328.60	2,000
SP2	S	3.00	10 0.90	6X7	42	326.10	12,300
PAV	G	1.20	50 0.50		34,050	1.44	24,500
LH3	A	1.00	50 0.50		7	1,811.90	6,300
LH4	A	1.00	50 0.50		1	2,295.00	1,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2015	RJM
MODEL	5		CIM-5	LIST	8/7/2015	RJM
STYLE	54	1.05	AUTO DEALERSHIP [100%]	REVIEW	8/7/2015	RJM
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	11,200	DETAIL ADJ	0.958	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	2	UNITS	1.00	ROOF COVER	10	METAL	1.00
% HEATED	100	ADJ	1.00	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	47		1.01	INT. FINISH	6	MINIMUM	0.95
% SPINKLERS	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	8,800	1987	54.45	479,158
B	BAS	L	BASE AREA	2,400	1987	54.45	130,679
D	CPA	N	CARPORT	1,066		15.12	16,118

TOTAL RCN	625.955	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$513,300	

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FRANK BATTLES INC 50 MACARTHUR BLVD BOURNE, MA 02532-3918		24.0-39-0		50 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3300	100	AUTO VEH-SALES/SERV			6	2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

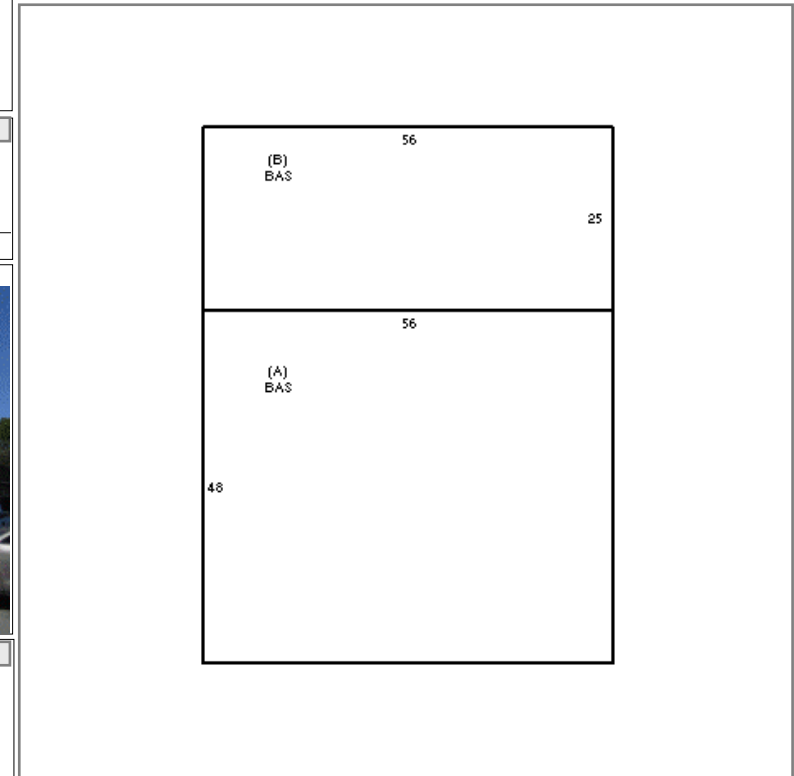
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	191,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/27/2016
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2015	RJM
MODEL	5		CIM-5	LIST	8/7/2015	RJM
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	8/7/2015	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,088	DETAIL ADJ	0.967	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,688	1987	59.29	159,369
\$NLA(RCN)	\$59	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	1,400	2015	59.29	83,005
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	UNITS	1.00	ROOF COVER	10	METAL	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	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	242,374	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2001 / 21	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$191,500	