

Key: 4909

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.034

LEGALS AND

CURRENT OWNER										PARCEL ID				LOCATION			
BATTLES PROPERTIES, LLC 50 MACARTHUR BOULEVARD BOURNE, MA 02532										24.0-40-0				60 MACARTHUR BLVD			
TRANSFER HISTORY										DOS		T	SALE PRICE		BK-PG (Cert)		
BATTLES PROPERTIES, LLC										12/08/2017		T	5,000,000		30950-212		
GIND LLC										12/10/2009		B	2,990,000		24227-150		
SCENA ROBERT A TR										06/30/1994		L	800,000		9262-111		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO VEH-SALES/SERV			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11683	10/28/2011	3	ALT/RENO	20,000	07/18/2012	JB	0	100
07137	03/27/2007	7	SIGN	20,000	06/19/2007	MM	100	100
04548	07/21/2004	7	SIGN		06/19/2007	MM	100	100
990708	11/16/1999	7	SIGN	4,000	01/24/2000	EB	100	100

LEGALS AND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35	588,780
203	A	1.332	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	286,810

TOTAL	2.250 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE	LAND		875,600	842,000	
Infl1	AVG			BUILDING		704,500	685,800	
N_Index	AVG			DETACHED		50,900	47,600	
				OTHER		0	0	
				TOTAL		1,631,000	1,575,400	

DETAILED

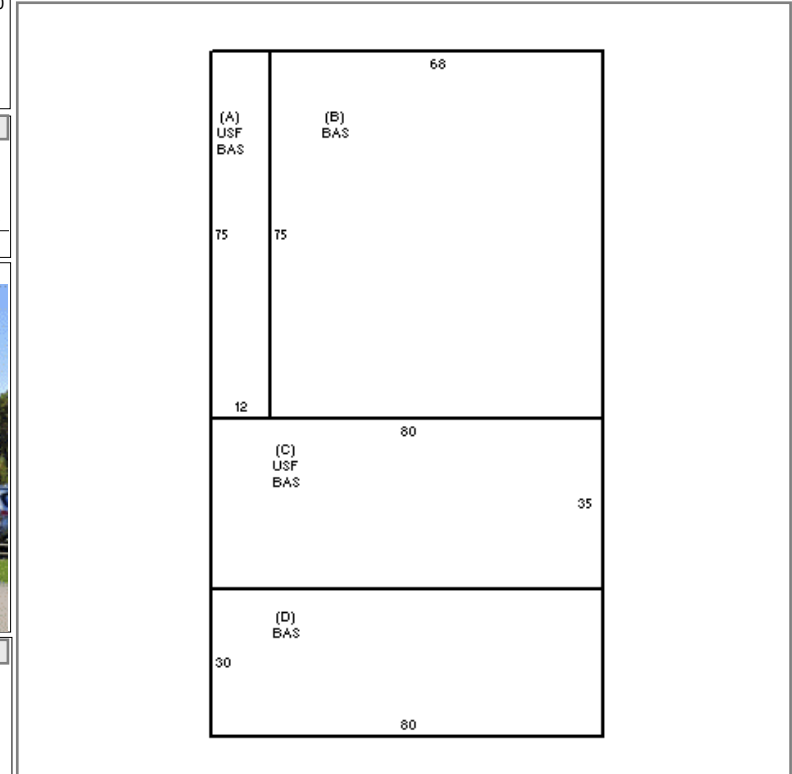
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		44,000	1.20	26,400
LH2	A	1.00	50 0.50		9	1,328.60	6,000
SP2	S	3.00	10 0.90	4X12	48	326.10	14,100
PM1	A	1.00	20 0.80		1	1,666.80	1,300
TN1	A	1.00	20 0.80	GALLONAGE	2,000	1.40	2,200
LH3	A	1.00	50 0.50		1	1,811.90	900



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2018	BC
MODEL	5		CIM-5	LIST	7/12/2018	EST
STYLE	54	1.05	AUTO DEALERSHIP [100%]	REVIEW	7/12/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	859,182
NET AREA	14,900	DETAIL ADJ	1.025	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,700	1987	59.93	221,723	CONDITION ELEM	CD
\$NLA(RCN)	\$58	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03	+	USF	L	UP-STRY FIN	3,700	1987	50.82	188,021	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	5,100	1987	59.93	305,618	INTERIOR	G
				ROOF COVER	10	METAL	1.00	D	BAS	L	BASE AREA	2,400	1987	59.93	143,820	CDN/APP	G
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				NAF	0		1.00										



EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$704,500	