

Key: 5821

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.966

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BOURNE MANAGEMENT SYSTEMS INC 75 NORTH ST SUITE 210 PITTSFIELD, MA 01201				27.0-81-0				146 MACARTHUR BLVD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOURNE MANAGEMENT SYSTEMS				12/30/2022	N	11,530,000	35570-87					
BOURNE MANOR LLC				05/15/2000	B		13008-167					
CHAKALOS JOHN C				07/12/1989	QS	7,164,075	6805-107					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	313,632	C-5	1.00	100	1.00	100	1.00	75	1.35		4,427,460

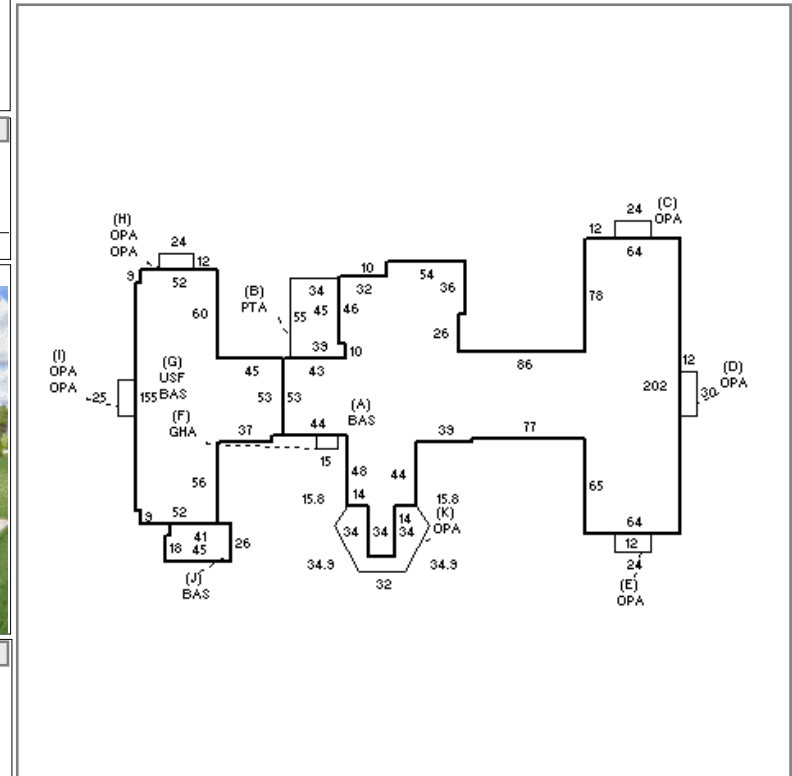
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3040	100	NURSING HOMES			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12227	04/09/2012	3	ALT/RENO	3,000	07/18/2012	JB	0 100
11165	04/11/2012	3	ALT/RENO	18,500	07/18/2012	JB	0 100
09379	08/13/2009	3	ALT/RENO	28,500	08/26/2010	JB	0 100
08428	08/11/2008	3	ALT/RENO	500,650	06/26/2009	JB	0 100

LAND

TOTAL	7.200 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N SEPTIC SYSTEM NEEDS REPLACEMENT OR UPGRADE (SEE HEALTH DEPT). ON-SITE GENERATOR.			LAND	4,427,500	4,257,400
Infl1	AVG				BUILDING	4,861,500	4,675,600
N_Index	AVG				DETACHED	54,800	50,800
					OTHER	0	0
					TOTAL	9,343,800	8,983,800

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		64,000	1.20	38,400
LH1	A	1.00	50 0.50		20	845.50	8,500
SW2	E	1.90	30 0.70	5 X 12	60	41.42	1,700
LH2	A	1.00	50 0.50		1	1,328.60	700
C06	A	1.00	50 0.50		400	10.10	2,000
CLR	A	1.00	10 0.90	8 X 16	128	30.30	3,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	78	1.50	NURSING HOME [100%]	REVIEW	7/6/2021	RP
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,857,243				
NET AREA	57,942	DETAIL ADJ	1.574	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	45,793	1988	101.50	4,647,943	CONDITION ELEM	CD				
\$NLA(RCN)	\$101	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	B	PTA	N	PATIO	1,920		4.69	9,013	EXTERIOR	G				
				ROOF SHAPE	4	FLAT/SHED	0.98	+	OPA	N	OPEN PORCH	3,703		20.43	75,641	INTERIOR	G				
				ROOF COVER	8	TAR & GRAVEL	1.00	F	GHA	N	ATT GREENHOUSE	135		15.68	2,116	CDN/APP	G				
				FLOOR COVER	3	W/W CARPET	1.00	G	USF	L	UP-STRY FIN	12,149	1988	86.07	1,045,678						
				INT. FINISH	2	DRYWALL	1.00		ELP	O	PASSGR. ELEV.	2		38,425.85	76,852						
				HEATING/COOL	9	WARM/COOL AIR	1.00														
				FUEL SOURCE	2	GAS	1.00														
				NAF	0		1.00														
																		EFF.YR/AGE	2005 / 17		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$4,861,500		