

Key: 5823

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.968

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ANGELS TOUCH OF BOURNE, LLC 148 MACARTHUR BOULEVARD BOURNE, MA 02532				27.0-82-0				148 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANGELS TOUCH OF BOURNE, L				12/21/2018	C	1,000,000	31743-129				
WIGGIN DANIEL S TRS				12/21/2018	F	1	31743-127				
WIGGIN DANIEL S TR				07/24/2013	F		27565-6				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-2	01/27/2023	3	ALT/RENO	24,900			100 100
M-22-30	06/15/2022	3	ALT/RENO	15,000			100 100
B-21-256	07/15/2021	1	NEW CONSTRUC	671,525	06/24/2022	RP	100 100
11253	05/12/2011	2	ADDITIONS	10,000	07/18/2012	JB	100 100
11175	04/14/2011	7	SIGN		07/18/2012	JB	100 100

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	614,925	1.04	A	1.00	75	1.35	588,780
303	A	2,192	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	67,470

TOTAL	3.110 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE T=long narrow lot; limited frontage / removed topo	LAND	656,300	631,000		
Infl1	AVG		BUILDING	169,300	164,700		
N_Index	AVG		DETACHED	3,500	3,100		
			OTHER	662,200	607,200		
			TOTAL	1,491,300	1,406,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		4,752	1.20	2,900
SM1	V	1.30	30 0.70 4X5		20	39.39	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	RP
MODEL	5		CIM-5	LIST	5/24/2019	RP
STYLE	52	1.12	SERVICE GARAGE [82%]	REVIEW	3/8/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	2	1.00	MASONRY [82%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,928	DETAIL ADJ	0.930	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,400	1987	64.30	154,317
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	528	1987	64.30	33,950
				ROOF SHAPE	1	GABLE	1.00	C	CPA	N	CARPORT	1,200		15.12	18,144
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	7	FLR/WALL UNIT	0.95								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	206,411
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	\$169,300



