

Key: 5826

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.974

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
JVJ LLC C/O ABBEY BOURNE REALTY TRUST 20 COMMERCIAL DR WRENTHAM, MA 02093				27.0-84-0				160 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABBEY BOURNE REALTY TRUST				03/20/2023	V	1,042,000	35687-266				
JVJ LLC				01/07/2005	QS	1,034,000	19424-120				
WILL JOHNSON PROPERTIES I				11/12/1992	L	213,000	08301-00305				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3230	100	SHOPPING CENTR/MALLS			6	1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
PL-21-237	09/02/2021	3	ALT/RENO	8,000			100 100
B-21-273	07/30/2021	13	OTHER				100 100
B-21-216	06/13/2021	3	ALT/RENO	1,000			100 100
B-21-68	02/18/2021	13	OTHER				100 100
15528	07/06/2015	7	SIGN	1,585	06/27/2016	RJM	100 100

LAND

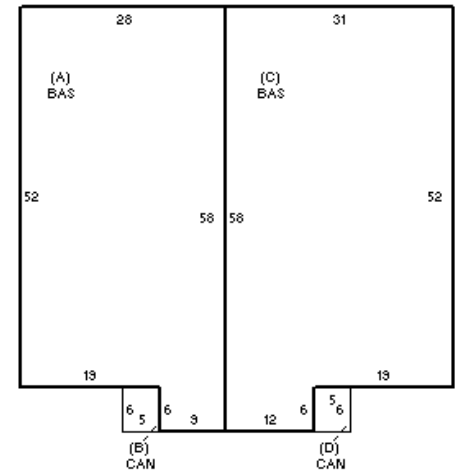
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	C-5	1.00	100	1.00	100	1.00	75	1.35		588,780
303	A	0.151	C-5	1.00	100	1.00	100	1.00	75	1.35		4,650

DETACHED

TOTAL	1.070 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE	LAND	593,400	632,700		
Infl1	AVG			BUILDING	193,500	282,900		
N_Index	AVG			DETACHED	14,400	15,900		
				OTHER	292,000	512,200		
				<b>TOTAL</b>	<b>1,093,300</b>	<b>1,443,700</b>		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	50 0.50		20,000	1.20	12,000	07/06/2021
SP1	A	1.00	50 0.50 6X10	2015	60	78.60	2,400	



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	7/11/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	288,786
NET AREA	3,194	DETAIL ADJ	1.398	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,194	1972	90.17	288,006		
\$NLA(RCN)	\$90	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	30		13.00	390		
				ROOF SHAPE	1	GABLE	1.00	D	CAN	N	CANOPY	30		13.00	390		
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1980 / 42
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	\$193,500

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3230	100	SHOPPING CENTR/MALLS			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
Nbhd	NOTE		LAND	292,000	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	17	1.40	RETAIL SM [100%]	REVIEW	7/11/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	3	1.01	FR W/ VENEER [100%]			

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	10,041	DETAIL ADJ	1.412
\$NLA(RCN)	\$79	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	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
+	OPA	N	OPEN PORCH	910		16.10	14,651
B	BAS	L	BASE AREA	10,041	1972	77.13	774,467

TOTAL RCN	789,118
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
CDN/APP	F
EFF.YR/AGE	1970 / 52
COND	43 43 %
FUNC	20
ECON	0
DEPR	63 % GD 37
RCNLD	\$292,000

