

Key: 5832

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.988

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|-------------------|--|--------------------|--|--|--|
| SJC PROPERTIES LLC 13 GRAND VIEW AVE MATTAPOISETT, MA 02739 | | | | 27.0-86-0 | | | | 170 MACARTHUR BLVD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| SJC PROPERTIES LLC | | | | 11/08/2012 | F | 1 26838-263 | | | | | |
| STAR CAT LLC | | | | 12/31/2009 | QS | 928,900 24278-57 | | | | | |
| WHITE LEWIS A & SUSAN HAY | | | | 04/29/2005 | F | 700,000 19778-179 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|----------------------|---------------|--------|------------|----|--------|-----|
| 3380 | 100 | OT MOTOR VEH-SALE/SV | | | 6 | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 14538 | 07/08/2014 | 3 | ALT/RENO | 77,000 | 08/15/2017 | BC | 100 | 100 |
| 13757 | 10/30/2013 | 3 | ALT/RENO | 90,000 | 08/15/2017 | BC | 100 | 100 |
| 10463 | 08/06/2010 | 5 | DEMOLITIONS | | 09/28/2010 | JB | 0 | 100 |
| 980686 | 11/17/1998 | 1 | NEW CONSTRUCT | 54,100 | 02/20/2002 | MJ | 100 | 100 |
| 920370 | 07/07/1992 | 7 | SIGN | 100 | 02/05/1993 | JS | 0 | 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 |
| 200 | A | 0.370 | C-5 | 1.00 | 100 | 127,170 | 1.00 | A | 1.00 | 75 | 1.35 | 47,050 |

| TOTAL | 1.288 Acres | | ZONING | 6 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--|--------|----------|---------|--------------|------------------|------------------|----------|
| Nbhd | BOURNE | | NOTE | | | | LAND | 635,800 | 607,800 |
| Infl1 | AVG | | | BUILDING | 272,100 | 265,100 | | | |
| N_Index | AVG | | | DETACHED | 11,800 | 10,900 | | | |
| | | | | OTHER | 170,800 | 147,700 | | | |
| | | | | | | TOTAL | 1,090,500 | 1,031,500 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|------|--------|-----------|-------|
| SP2 | A | 1.00 | 30 0.70 5X7 | 1985 | 35 | 108.70 | 2,700 |
| PAV | A | 1.00 | 50 0.50 | | 11,840 | 1.20 | 7,100 |
| C06 | A | 1.00 | 50 0.50 | | 400 | 10.10 | 2,000 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/15/2017 | BC |
|----------|----|------|----------------------|---------|-----------|----|
| MODEL | 5 | | CIM-5 | LIST | 8/15/2017 | BC |
| STYLE | 52 | 1.28 | SERVICE GARAGE [50%] | REVIEW | 8/15/2017 | BC |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 4 | 0.98 | METAL [100%] | | | |

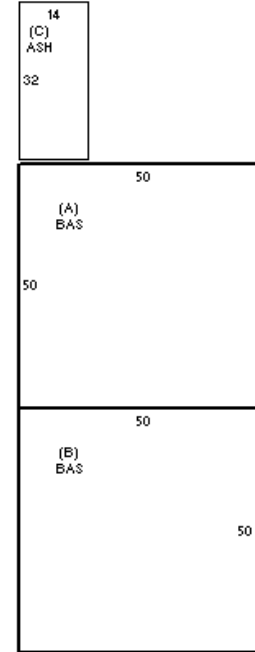
| YEAR BLT | 1969 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|-------------|-------|------------|-------|--------------|----|-----------------|------|
| NET AREA | 5,000 | DETAIL ADJ | 1.191 | FOUNDATION | 2 | SLAB | 1.00 |
| \$NLA(RCN) | \$73 | OVERALL | 1.000 | EXT. COVER | 19 | PREFAB METAL | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | ADJ | 1.00 | ROOF COVER | 10 | METAL | 1.00 |
| % HEATED | 100 | | 1.00 | FLOOR COVER | 9 | CONCRETE | 0.95 |
| % AIR COND | 50 | | 1.02 | INT. FINISH | 6 | MINIMUM | 0.95 |
| % SPINKLERS | 0 | | 1.00 | HEATING/COOL | 12 | WM/CL AIR SPLIT | 1.01 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 |
| | | | | NAF | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 2,500 | 1969 | 70.57 | 176,417 |
| B | BAS | L | BASE AREA | 2,500 | 1969 | 70.57 | 176,417 |
| C | ASH | N | ATT SHED | 448 | | 22.30 | 9,990 |

| TOTAL RCN | 362,824 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | G | |
| INTERIOR | G | |
| CDN/APP | G | |
| EFF.YR/AGE | 1993 / 29 | |
| COND | 25 | 25 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 25 | % GD 75 |
| RCNLD | \$272,100 | |

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LEGAL

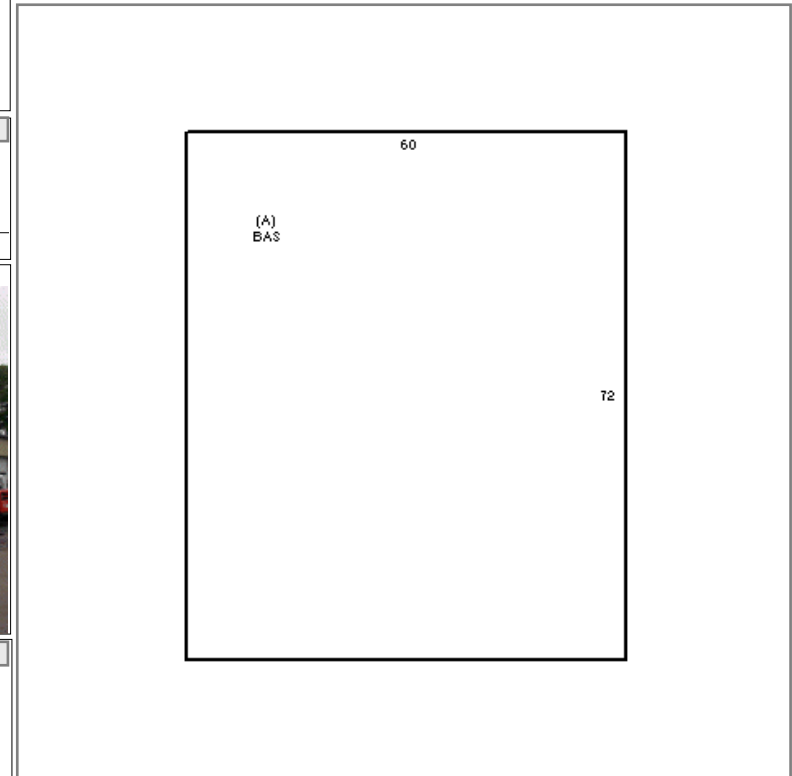
| | | | | | | | | | | | | |
|---|--|--|--|-----------|---|------------|--------------|--------------------|--|--|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
| SJC PROPERTIES LLC 13 GRAND VIEW AVE MATTAPOISETT, MA 02739 | | | | 27.0-86-0 | | | | 170 MACARTHUR BLVD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------------|------|--------|-------|----|--------|---|
| 3380 | 100 | OT MOTOR VEH-SALE/SV | | | 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 | 170,800 | |
| Infl1 | | | BUILDING | | |
| N_Index | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/15/2017 | BC |
|----------|----|------|-----------------------|---------|-----------|----|
| MODEL | 5 | | CIM-5 | LIST | 8/15/2017 | BC |
| STYLE | 53 | 0.90 | STORAGE GARAGE [100%] | REVIEW | 8/15/2017 | BC |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 4 | 0.98 | METAL [100%] | | | |

| YEAR BLT | 2001 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|-------------|-------|------------|-------|--------------|----|--------------|------|
| NET AREA | 4,320 | DETAIL ADJ | 0.732 | FOUNDATION | 2 | SLAB | 1.00 |
| \$NLA(RCN) | \$44 | OVERALL | 1.000 | EXT. COVER | 19 | PREFAB METAL | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | UNITS | 1.00 | ROOF COVER | 10 | METAL | 1.00 |
| % HEATED | 0 | ADJ | .95 | FLOOR COVER | 9 | CONCRETE | 0.95 |
| % AIR COND | 0 | | 1.00 | INT. FINISH | 6 | MINIMUM | 0.95 |
| % SPINKLERS | 0 | | 1.00 | HEATING/COOL | 13 | NONE | 0.95 |
| | | | | FUEL SOURCE | 8 | NONE | 1.00 |
| | | | | NAF | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 4,320 | 2001 | 44.42 | 191,908 |

| | |
|----------------|------------|
| TOTAL RCN | 191,908 |
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| CDN/APP | G |
| EFF.YR/AGE | 2011 / 11 |
| COND | 11 11 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 11 % GD 89 |
| RCNLD | \$170,800 |