

Key: 6686

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.849

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BAY VIEW CAMPGROUNDS INC 260 MACARTHUR BOULEVARD BOURNE, MA 02532				31.0-37-0				260-270 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BAY VIEW CAMPGROUNDS INC				12/31/2019	B	29,000	32592-21				
BAY VIEW CAMPGROUNDS INC					XX		01817-0347				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3860	100	CAMPING FACILITIES		6	1	1 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18034	01/11/2018	3	ALT/RENO	3,000			100 100
15875	10/01/2015	6	FENCE		06/27/2016	RJM	100 100
12445	07/03/2012	6	FENCE	875			100 100
12096	02/21/2012	2	ADDITIONS	50,000	07/18/2012	JB	100 100
05343	05/23/2005	8	POOL	50,000	06/19/2007	MM	100 100

LAND

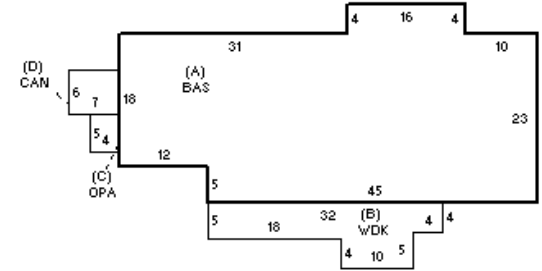
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	40,000	C-5	1.00	100	546,600	1.04	A	1.00	65	1.20	523,360
203	A	44,931	C-5	1.00	100	153,120	1.00	20	0.80	65	1.20	6,879,830

* -- Partial Listing. See Next Page.

TOTAL	45.850 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	sold 11.3 acres to Brookside Dev for \$3,052,500 (\$270,133/AC) for construction of add. 29 units.		LAND	7,403,200	7,120,000
Infl1	AVG			BUILDING	143,000	137,500		
N_Index	AVG			DETACHED	354,900	328,100		
				OTHER	402,600	380,400		
				TOTAL	8,303,700	7,966,000		

DET
ACHED

TY	QUAL	COND	DIM/NOTE	* YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	10 0.90 22 X 50		1,100	20.24	20,000
IPG	A	1.00	10 0.90 20 X 40		800	25.73	18,500
IPC	A	1.00	10 0.90 22 X 50		1,100	20.24	20,000
PAV	A	1.00	50 0.50		62,460	1.20	37,500
PAV	A	1.00	50 0.50		90,000	1.20	54,000
CTA	A	1.00	10 0.90 60 X 120		1	19,446.40	17,500
C06	A	1.00	10 0.90 EST		7,000	10.10	63,600
GZB	A	1.00	10 0.90 10 X 10 @ PO		100	26.50	2,400
UTB	A	1.00	10 0.90 4 X 10 @ POO		40	14.90	500
UTB	A	1.00	10 0.90 8 X 12 @ POO		96	14.90	1,300
PTD	A	1.00	10 0.90 AT POOLS		2,200	3.53	7,000
PAV	A	1.00	10 0.90 B-BALL CT		1,800	1.20	1,900
UTB	A	1.00	10 0.90 JWLRY SHOP@P		80	14.90	1,100
UTB	E	1.90	10 0.90 LAUNDRY CENT 2012		430	28.31	11,000
UTB	A	1.00	10 0.90 LAUNDRY SHED		80	14.90	1,100
WDK	A	1.00	10 0.90 DCK OFF LAUN 2012		200	18.30	3,300



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BUILDING	CD	ADJ	DESC	MEASURE	10/1/2020	RP
MODEL	5		CIM-5	LIST	10/1/2020	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	10/1/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,315	DETAIL ADJ	1.944
\$NLA(RCN)	\$170	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,315	1966	165.60	217,770
EXT. COVER	1	WOOD SHINGLE	1.00	B	WDK	N	WOOD DECK	196		24.50	4,802
ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	20		16.10	322
ROOF COVER	1	ASPH/CMP SHIN	1.00	D	CAN	N	CANOPY	42		13.00	546
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	4	WALL BOARD	0.96								
HEATING/COOL	15	SUSPENDED	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								
NAF	0		1.00								

TOTAL RCN	223,440	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$143,000	

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.850

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BAY VIEW CAMPGROUNDS INC				31.0-37-0				260-270 MACARTHUR BLVD			
260 MACARTHUR BOULEVARD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BOURNE, MA 02532											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3860	100	CAMPING FACILITIES					2 of 6	
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

* -- Partial Listing. See Previous Page.

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND		
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE *	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
WDK	A	1.00	10 0.90	2012	200	18.30	3,300	
W06	A	1.00	10 0.90	2015	1,400	7.40	9,300	
GZB	E	1.90	10 0.90		1,800	50.35	81,600	

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	SIZE ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	DETAIL ADJ												
\$NLA(RCN)	OVERALL												
CAPACITY	UNITS	ADJ											

BLDG COMMENTS	TOTAL RCN
	CONDITION ELEM
	CD
	EFF.YR/AGE
	COND
	FUNC
	ECON
	DEPR
	% GD
	RCNLD

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.852

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BAY VIEW CAMPGROUNDS INC 260 MACARTHUR BOULEVARD BOURNE, MA 02532				31.0-37-0				260-270 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3860	100	CAMPING FACILITIES			6	3	4 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

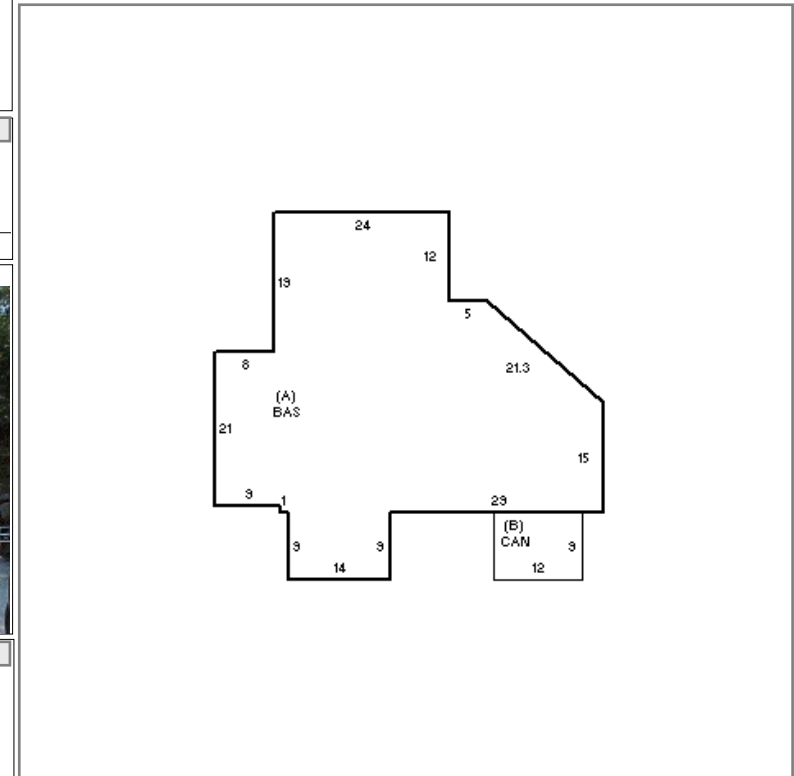
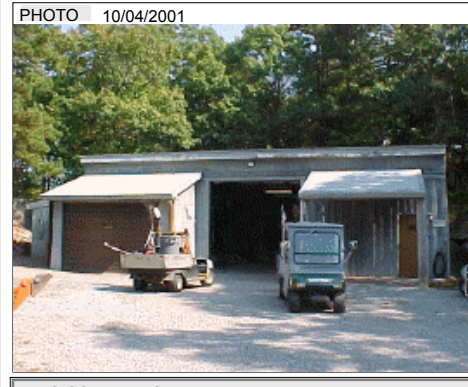
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	58,700	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2020	RP
MODEL	5		CIM-5	LIST	10/1/2020	EST
STYLE	56	0.80	WAREHOUSE [100%]	REVIEW	10/1/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,774	DETAIL ADJ	0.639
\$NLA(RCN)	\$49	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,774	1973	48.60	86,223
EXT. COVER	10	VERT. BOARD	1.00	B	CAN	N	CANOPY	108		13.00	1,404
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	9	CONCRETE	0.95								
INT. FINISH	6	MINIMUM	0.95								
HEATING/COOL	13	NONE	0.95								
FUEL SOURCE	8	NONE	1.00								
NAF	0		1.00								

TOTAL RCN	87,627
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	\$58,700

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.854

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BAY VIEW CAMPGROUNDS INC 260 MACARTHUR BOULEVARD BOURNE, MA 02532		31.0-37-0		260-270 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3860	100	CAMPING FACILITIES			6	5	6 of 6
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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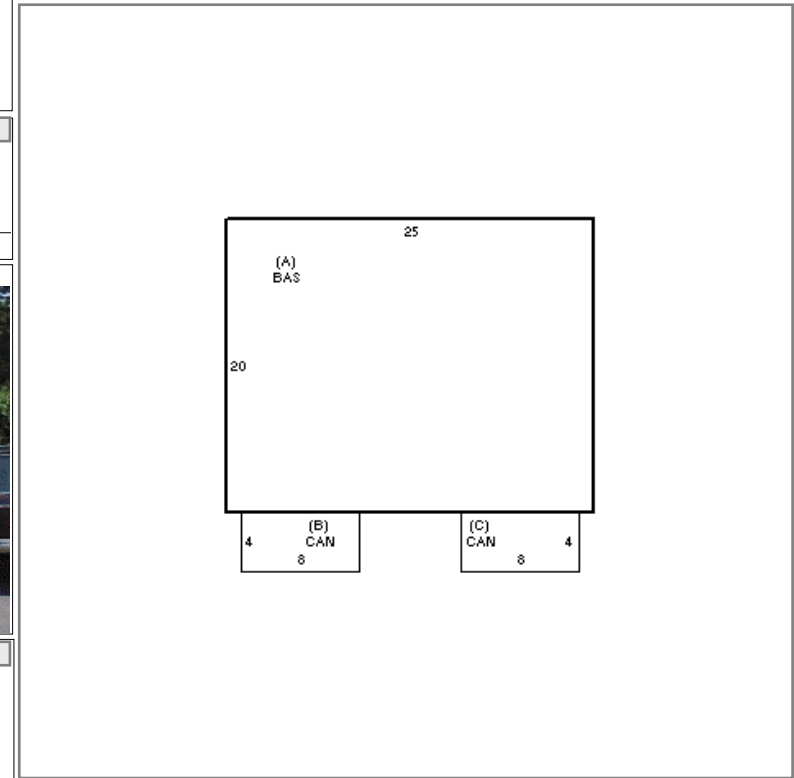
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	34,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	10/1/2020	RP
MODEL	5		CIM-5	LIST	10/1/2020	EST
STYLE	58	1.00	UTILITY BLD [100%]	REVIEW	10/1/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	500	DETAIL ADJ	0.902	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	500	0	106.64	53,320
\$NLA(RCN)	\$108	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	CAN	N	CANOPY	32		14.31	458
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	32		14.31	458
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	6	OTHER	1.00								
				INT. FINISH	5	OTHER	1.00								
				HEATING/COOL	0		1.00								
				FUEL SOURCE	0		1.00								
				NAF	0		1.00								



BLDG COMMENTS

TOTAL RCN	54,236
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$34,700