

Key: 6963

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.113

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MACARTHUR PARK PLACE 270 COMMUNICATION WAY UNIT 7B HYANNIS, MA 02601				31.4-15-0				340 MACARTHUR BLVD			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
MACARTHUR PARK PLACE				09/27/2022		F		1 35390-41			
CIRCLE O LLC & MACARTHUR				09/24/2007		QS		2,750,000		22357-279	
DELUCA ALFRED J &						X		2002+-0338+			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3880	100	OUTDOOR REC PROPERTY		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-355	11/05/2023	3	ALT/RENO	25,000			0 0
19066	02/04/2019	3	ALT/RENO	14,500	04/18/2019	RP	100 100
17211	04/05/2017	3	ALT/RENO	5,000	04/27/2018	KT	100 100
16335	05/02/2016	3	ALT/RENO	500	04/27/2018	KT	100 100
08337	07/01/2008	3	ALT/RENO	10,000	07/18/2012	JB	100 100

DE
TACH
ED

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	49,558	C-5	1.00	100	614,925	1.00	A	1.00	75	1.35	699,600
203	A	2,000	C-5	1.00	100	215,325	1.00	A	1.00	75	1.35	430,650
303	A	4,756	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	146,390


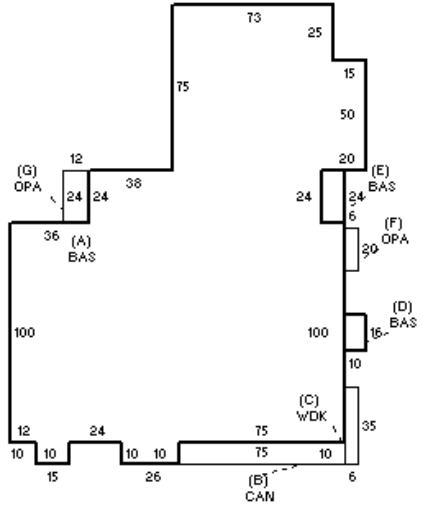
TOTAL	7.894 Acres		ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	FY '05 - combined with 350 MacArthur Blvd. Placed paving and 2 sheds from 350 Mac on this card. 10/19; see reg land plan bk677, p6 - circle o & mac place			LAND	1,276,600	1,227,500
Infl1	AVG			BUILDING	1,653,200	1,430,100			
N_Index	AVG			DETACHED	88,700	82,400			
				OTHER	0	0			
						TOTAL	3,018,500	2,740,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		350	10.10	1,800
SW2	A	1.00	50 0.50	6 X 10	60	21.80	700
LH1	A	1.00	10 0.90		18	845.50	13,700
C04	A	1.00	50 0.50		500	8.40	2,100
PAV	A	1.00	50 0.50		90,000	1.20	54,000
SHF	A	1.00	50 0.50	16X10	160	15.95	1,300
UTB	A	1.00	10 0.90	24X47	1,128	14.90	15,100

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2019	RP
MODEL	5		CIM-5	LIST	4/18/2019	RP
STYLE	7	1.30	ARCADE BLDG [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	24,779	DETAIL ADJ	1.349	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$81	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00
				ROOF SHAPE	7	MONITOR	1.02
				ROOF COVER	10	METAL	1.00
				FLOOR COVER	9	CONCRETE	0.95
				INT. FINISH	5	OTHER	1.00
				HEATING/COOL	10	HOT/COOL WATER	1.02
				FUEL SOURCE	2	GAS	1.00
				NAF	0		1.00

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	24,779	DETAIL ADJ	1.349	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	24,379	2004	78.14	1,904,907
\$NLA(RCN)	\$81	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00	B	CAN	N	CANOPY	750		14.51	10,886
				ROOF SHAPE	7	MONITOR	1.02	C	WDK	N	WOOD DECK	210		27.36	5,745
				ROOF COVER	10	METAL	1.00	+	BAS	L	BASE AREA	400	2004	78.14	31,255
				FLOOR COVER	9	CONCRETE	0.95	+	OPA	N	OPEN PORCH	408		17.98	7,334
				INT. FINISH	5	OTHER	1.00	BMU	N	N	BSMT UNF	3,000		18.68	56,028
				HEATING/COOL	10	HOT/COOL WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

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TOTAL RCN		2,016,155	
CONDITION ELEM		CD	
EXTERIOR		A	
INTERIOR		A	
CDN/APP		A	
EFF.YR/AGE		2004 / 18	
COND	18	18 %	
FUNC	0	UC	
ECON	0		
DEPR	18	% GD	82
RCNLD		\$1,653,200	