

Key: 7311

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.464

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BANCROFT JOHN A TRS 530 MACARTHUR BLVD REALTY TRUST 530 MACARTHUR BLVD BOURNE, MA 02532				35.0-10-0				530 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANCROFT JOHN A TRS 530				08/20/2015	QS	580,000	29086-82				
HEALY LILLIAN J 1994 TRUS				07/22/2014	F		29086-68				
HEALY BRIAN J TR OF THE				10/16/2007	F	100	22406-7				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920403	07/21/1992	3	ALT/RENO		07/02/2019	RP	100	100
		2	ADDITIONS	60,000	05/04/1993	JS	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	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35		588,780
303	A	0.035	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		1,080

TOTAL	41,513 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E Chngd to 316 from 400. Building is mostly used as a commerial warehouse used for business inventory with 20% retail on the front (est)	LAND	589,900	567,200		
Infl1	AVG		BUILDING	209,800	182,100		
N_Index	AVG		DETACHED	7,900	7,300		
			OTHER	0	0		
			TOTAL	807,600	756,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		11,964	1.20	7,200
SW1	A	1.00	50 0.50		80	18.30	700

PHOTO 07/02/2019

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2019	RP
MODEL	5		CIM-5	LIST	7/2/2019	RP
STYLE	56	0.84	WAREHOUSE [81%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,040	DETAIL ADJ	0.752	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	6,500	1978	37.74	245,328
\$NLA(RCN)	\$38	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	OPA	N	OPEN PORCH	40		14.50	580
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,540	1978	37.74	58,124
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	304,032	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
CDN/APP			A
EFF.YR/AGE	1982 / 40		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			\$209,800

