

Key: 7344

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.494

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CURRENT OWNER				PARCEL ID				LOCATION			
GIND LLC PO BOX 890 NORWOOD, MA 02062				35.0-41-0				420 MACARTHUR BLVD			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
GIND LLC				08/13/2010		G		2,900,000		24751-229	
SCENA ROBERT ETAL TRS OF				06/10/1988		O		862,000		6296-265	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3300	100	AUTO VEH-SALES/SERV		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-414	11/09/2021	3	ALT/RENO	50,000			100	100
161030	11/23/2016	7	SIGN	8,100	06/07/2017	BC	100	100
16969	11/03/2016	3	ALT/RENO	35,000	06/07/2017	BC	100	100
16886	10/18/2016	3	ALT/RENO	80,000	06/07/2017	BC	100	100
09192	05/15/2009	7	SIGN		10/26/2011	JB	100	100

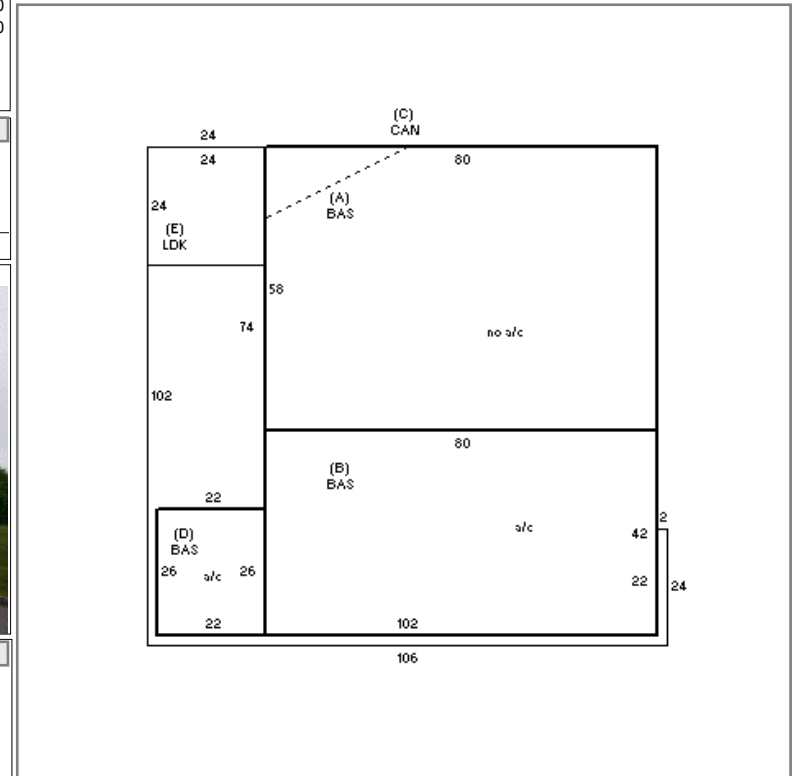
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35	588,780
203	A	3.668	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	789,810
303	A	0.034	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	1,050

TOTAL	4.620 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	LAND		1,379,600	1,326,800	
Infl1	AVG			BUILDING		678,900	652,800	
N_Index	AVG			DETACHED		168,700	157,300	
				OTHER		0	0	
				TOTAL		2,227,200	2,136,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH1	E	1.90	20 0.80		14	1,606.45	18,000
LH2	E	1.90	20 0.80		17	2,524.34	34,300
SP2	S	3.00	10 0.90 4X12		48	326.10	14,100
PAV	E	1.90	20 0.80		50,000	2.28	91,200
SHF	E	1.90	20 0.80 8X10	2004	180	30.30	4,400
SP2	E	1.90	10 0.90 6X6		36	206.53	6,700



BUILDING	CD	ADJ	DESC	MEASURE	4/30/2018	BC
MODEL	5		CIM-5	LIST	4/30/2018	BC
STYLE	54	1.05	AUTO DEALERSHIP [100%]	REVIEW	5/9/2022	TL
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	4	0.98	METAL [100%]			



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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	827,928	
NET AREA	8,572	DETAIL ADJ	1.073	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	8,000	1986	90.49	723,929	CONDITION ELEM	CD	
\$NLA(RCN)	\$97	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00	C	CAN	N	CANOPY	2,084		19.79	41,248	EXTERIOR	G	
				ROOF SHAPE	4	FLAT/SHED	0.98	D	BAS	L	BASE AREA	572	1986	90.49	51,761	INTERIOR	G	
				ROOF COVER	11	MEMBRANE	1.02	E	LDK	N	LOADING DOCK	576		19.08	10,991	CDN/APP	G	
				FLOOR COVER	5	VINYL	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											
																EFF.YR/AGE	2004 / 18	
																COND	18 18 %	
																FUNC	0	
																ECON	0	
																DEPR	18 % GD 82	
																RCNLD	\$678,900	