

Key: 8520

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.685

LEGAL

LAND

DETACHED

BUILDING

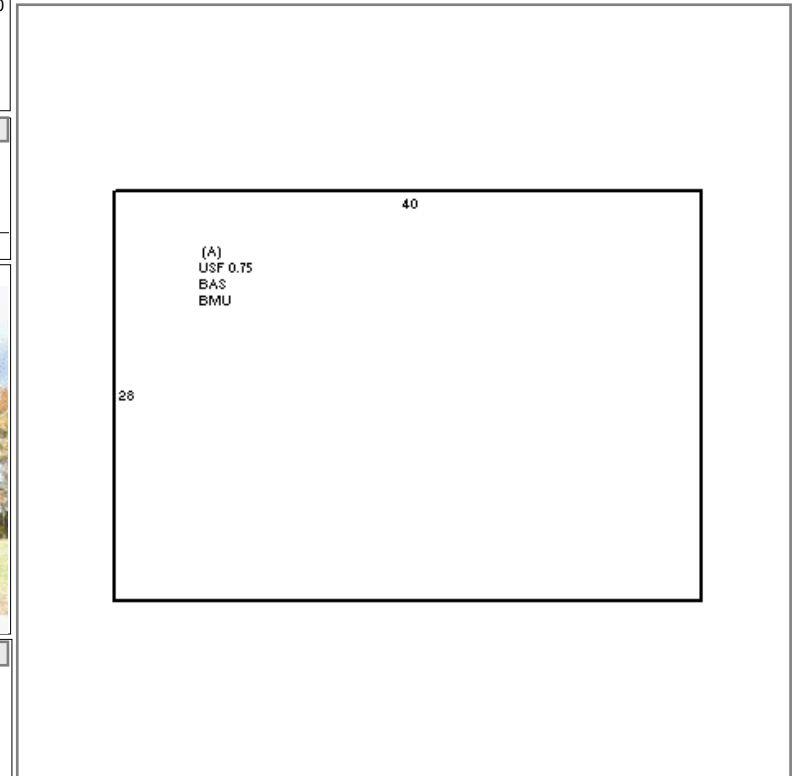
CURRENT OWNER		PARCEL ID	LOCATION		
ISLAND INVESTMENT PROPERTIES LLC		39.0-77-1	552 MACARTHUR BLVD		
c/o ISLAND IMPORTS LTD		TRANSFER HISTORY			
35 AIRPORT RD		DOS	T	SALE PRICE	BK-PG (Cert)
VINEYARD HAVEN, MA 02568		ISLAND INVESTMENT PROPERT	07/15/2021	QS	429,000 34297-327
		GENERAL MACARTHUR BLVD LL	04/30/2014	QS	289,000 28116-330
		SCHARR GEORGE J TR OF	02/01/1998	QS	142,098 10039-185

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02119	03/11/2002	7	SIGN	1,000			100	100
980544	09/14/1998	7	SIGN	200	03/04/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	20,000	C-5	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00	310,050
303	A	0.530	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	12,080

TOTAL	43,081 SF	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	322,100	309,700
Infl1	AVG		LAND BUILDING	95,600	92,000			
N_Index	AVG		DETACHED	4,200	3,900			
			OTHER	0	0			
						TOTAL	421,900	405,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,712	1.20	3,400
SW1	V	1.30	30 0.70		50	23.79	800



BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	RP
MODEL	5		CIM-5	LIST	10/24/2019	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	0.931
\$NLA(RCN)	\$71	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,120		18.40	20,608
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,120	1978	61.70	69,101
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	840	1978	52.32	43,949
ROOF COVER	1	ASPH/CMP SHIN	1.00		F21	O	FPL 2S 1OP	1		4,902.00	4,902
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	5	ELECTRIC BB	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
NAF	0		1.00								

TOTAL RCN	138,560
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	\$95,600