Key: 8528

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,693

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WING GARY W TR OF **WING REALTY TRUST** **P O BOX 984** **POCASSET, MA 02559-0984**	**39.0-79-0**	**688 MACARTHUR BLVD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WING GARY W TR OF	04/13/1994	F	100	9144-185

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3260	**100**	**EATING/DRK ESTABLISH**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
151155	12/10/2015	7	SIGN	2,500	06/27/2016	RJM	100	100
11144	04/05/2011	7	SIGN	6,500	06/15/2011	JB	100	100
11105	03/22/2011	3	ALT/RENO	30,000	07/18/2012	JB	100	100
	07/26/2004	7	SIGN	1,000	04/22/2005	MJ	100	100
02723	10/25/2002	3	ALT/RENO	19,500	07/17/2003	MJ	100	100

LAND

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	FF	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35			418,560
203	A	0.428	C-5	1.00	FF	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35			92,160

TOTAL	38,638 SF	ZONING		FRNT	0

Nbhd	BOURNE
Infl1	FAST FOOD
N_Index	AVG

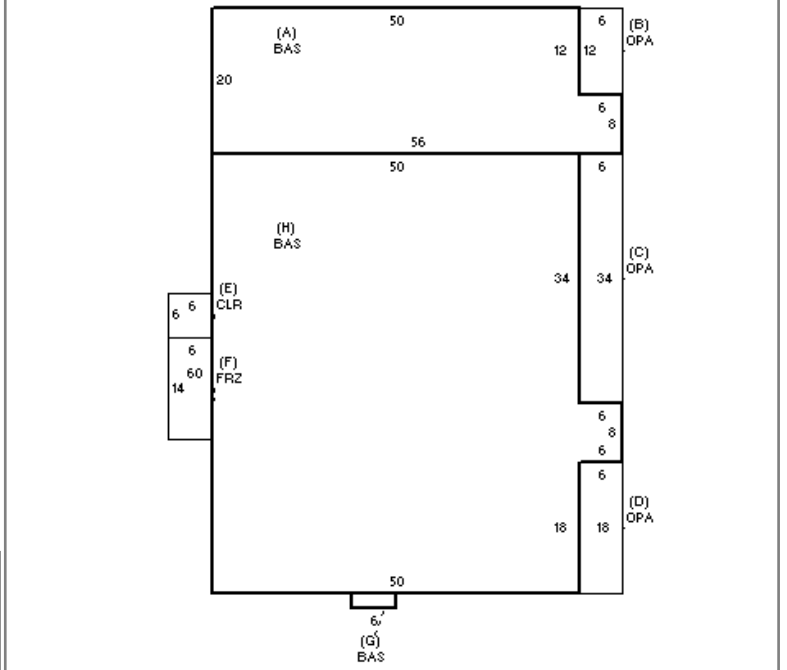
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	510,700	491,100
BUILDING	681,800	655,600
DETACHED	38,100	35,900
OTHER	0	0
TOTAL	**1,230,600**	**1,182,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	S 3.00	10 0.90	4X6	2000	24	326.10	7,000
PAV	A 1.00	50 0.50		2000	25,000	1.20	15,000
SP2	S 3.00	10 0.90	5X7 MENUE	2000	35	326.10	10,300
LH4	A 1.00	50 0.50			4	2,295.00	4,600
W06	S 3.00	30 0.70	WASTE ENCL		80	22.20	1,200

PHOTO 06/24/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	38	2.06	FRANCHISE F. FD [74%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2019	RP
LIST	6/24/2019	RP
REVIEW		

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	4,108	DETAIL ADJ	3.297
$NLA(RCN)	$210	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	160	160	1.60

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,048	2000	204.97	214,809
+	OPA	N	OPEN PORCH	384		16.34	6,275
E	CLR	N	COOLER	36		28.73	1,034
F	FRZ	N	FREEZER	84		40.19	3,376
G	BAS	L	BASE AREA	12	2000	204.94	2,459
H	BAS	L	BASE AREA	3,048	2000	204.97	624,750
	DW1	O	DRIVE-UP WIND	1		10,366.20	10,366

TOTAL RCN	863,069

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2001 / 21

COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79

RCNLD	$681,800