

Key: 8625

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.796

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
COX GILBERT TR OF MACARTHUR REALTY TRUST 60 DEDHAM AVE NEEDHAM, MA 02492		39.0-173-0		626 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COX GILBERT TR OF MACARTHUR		07/03/2008	QS	625,000	(186399)
CARNEY KATHLEEN M TR OF 6		06/14/2006	V	500,000	(180318)
COX GILBERT W JR & BARBAR		11/10/2005	F		(178519)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3250	100	SM RETAIL/SERV STORE		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08363	07/14/2008	2	ADDITIONS	2,954	10/22/2008	JB	0	100
07615	10/09/2007	7	SIGN		12/17/2007	JB	0	100
07567	09/18/2007	3	ALT/RENO	15,000	10/22/2008	JB	0	100
06487	08/07/2006	7	SIGN	2,000	06/19/2007	MM	100	100
03231	04/25/2003	3	ALT/RENO	10,600	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	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	0.383	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		11,790

TOTAL	1.301 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	600,600	577,500			
Infl1	AVG		BUILDING	274,100	267,400			
N_Index	AVG		DETACHED	13,300	12,500			
			OTHER	0	0			
			TOTAL	888,000	857,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		10,000	1.20	6,000
SP2	G	1.20	30 0.70 8X10		80	130.44	7,300



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	17	1.34	RETAIL SM [60%]	REVIEW	8/16/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	5,000	DETAIL ADJ	1.338
\$NLA(RCN)	\$79	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

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	3	W/W CARPET	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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	54		16.09	869
B	BAS	L	BASE AREA	2,000	1979	79.28	158,553
C	BAS	L	BASE AREA	3,000	1979	79.28	237,830

TOTAL RCN	397,252
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	\$274,100

