

Key: 8674

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.849

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASTROMATTEO ROBERT & CHARLENE TRS OF C& R REALTY TRUST PO BOX 245 MONUMENT BEACH, MA 02553-0245				39.0-222-0				660 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASTROMATTEO ROBERT & CHA				04/14/1994	QS	250,000	(133501)				

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	%
940238	05/27/1994	7	SIGN		01/18/1995	JS	0	100
930335	06/28/1993	7	SIGN	100	01/18/1995	JS	0	100
920336	06/23/1992	7	SIGN		02/05/1993	JS	0	100

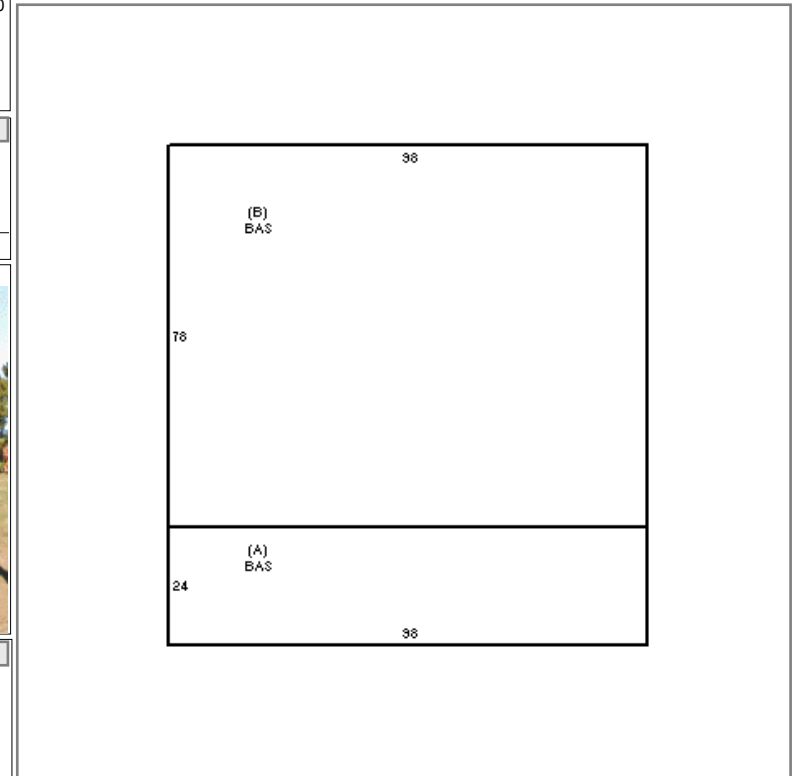
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35		588,780
303	A	0.012	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		370

TOTAL	40,511 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	589,200	566,500		
Infl1	AVG		BUILDING	213,200	186,400		
N_Index	AVG		DETACHED	9,500	8,800		
			OTHER	0	0		
			TOTAL	811,900	761,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		15,000	1.20	9,000
SW2	V	1.30	30 0.70		25	28.34	500

PHOTO 08/16/2021

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	56	0.85	WAREHOUSE [76%]	REVIEW	8/16/2021	RP
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	9,996	DETAIL ADJ	0.611	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,352	1983	30.04	70,663
\$NLA(RCN)	\$30	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	7,644	1983	30.04	229,654
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98								
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	22		1.00	INT. FINISH	5	OTHER	1.00								
% SPINKLERS	0		1.00	HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	85	85	0.85								

TOTAL RCN	300,317
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1985 / 37
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$213,200