

Key: 9864

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.097

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GULF COAST REALTY LLC 736 WASHINGTON ST S EASTON, MA 02375		44.2-23-0		724 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GULF COAST REALTY LLC		03/31/2017	O	335,000	30391-68
724 MACARTHUR BOULEVARD L		02/23/2004	QS	250,000	18244-99
D ITALIA JOHN J TR OF SNA		12/07/1990	L	95,000	7377-238

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19585	07/02/2019	7	SIGN	3,000			0 0
18595	07/20/2018	7	SIGN	5,048	03/14/2019	RP	0 100
18457	05/23/2018	7	SIGN	4,559	03/14/2019	RP	0 100
18033	01/11/2018	3	ALT/RENO	26,000	03/14/2019	RP	0 100
10127	04/02/2010	7	SIGN	2,800	05/31/2012	JB	0 100

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	100	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35		418,560
303	A	0.370	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		11,390

TOTAL	36,123 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	430,000	413,400		
Infl1	AVG		BUILDING	79,400	76,300		
N_Index	AVG		DETACHED	5,000	4,700		
			OTHER	0	0		
			TOTAL	514,400	494,400		

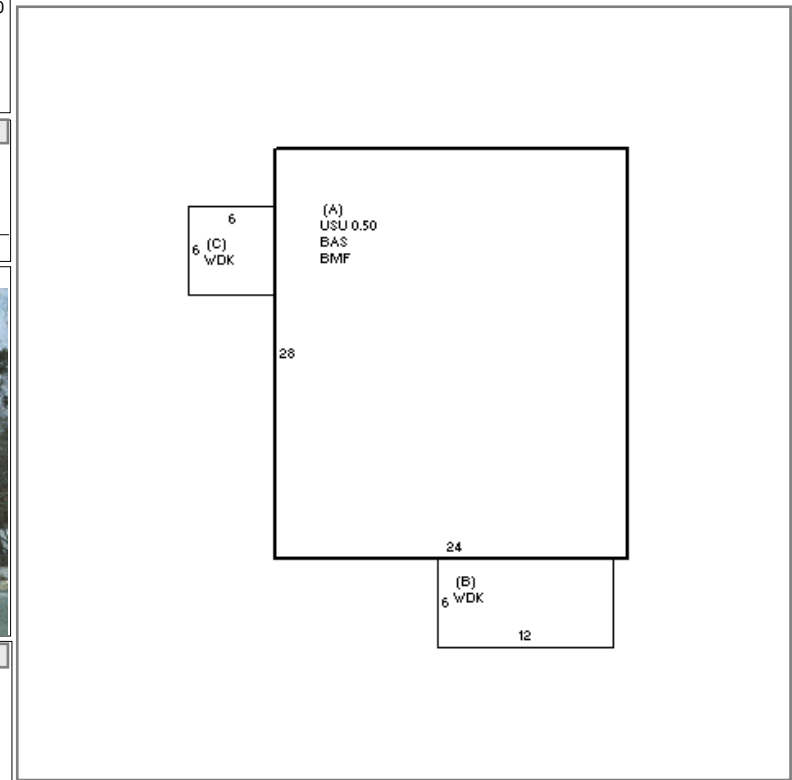
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	A	1.00	30 0.70		64	18.30	800
PAV	A	1.00	50 0.50		7,000	1.20	4,200

PHOTO 02/02/2018



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2019	RP
MODEL	5		CIM-5	LIST	5/28/2018	BC
STYLE	17	1.40	RETAIL SM [100%]	REVIEW		
QUALITY	-	0.90	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	104,462
NET AREA	1,344	DETAIL ADJ	1.327	FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN	672	1986	37.31	25,072	CONDITION ELEM	CD
\$NLA(RCN)	\$78	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	672	1986	92.54	62,184	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UP-STRY UNF	336		44.12	14,825	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	108		22.05	2,381	CDN/APP	A
				FLOOR COVER	2	SOFTWOOD	0.95										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	8	HEAT PUMP	1.02										
				FUEL SOURCE	3	ELECTRIC	1.00										
				NAF	0		1.00										
EFF.YR/AGE 1995 / 27																	
COND 24 24 %																	
FUNC 0																	
ECON 0																	
DEPR 24 % GD 76																	
RCNLD \$79,400																	