Key: 9866

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.099

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CIRCLE O LLC **C/O COASTAL MANAGEMENT** **270 COMMUNICATION WAY UT 7B** **HYANNIS, MA 02601**	**44.2-24-0**	**730 MACARTHUR BLVD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CIRCLE O LLC	04/04/2006	G	1,000,000	20886-249
MIKOLAJCZYK WALTER C	04/30/1991	XX		07511-00271

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	%
		12	CYCLICAL		04/30/2018	BC	100	100
920504	09/29/1992	7	SIGN	1,100	02/05/1993	JS	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,000	C-5 1.00	100 1.00	100 1.00	614,925	1.79	A 1.00	75 1.35			353,270

TOTAL	13,983 SF	ZONING		FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

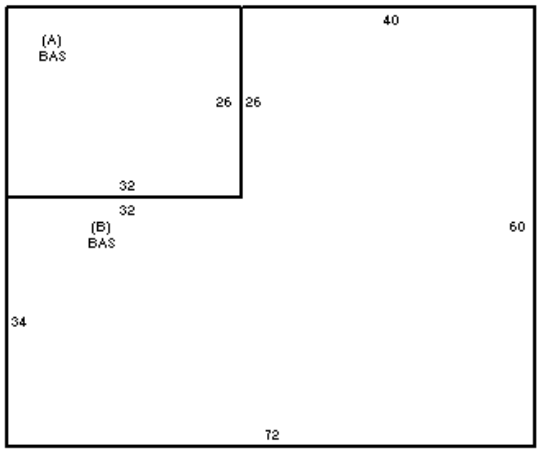
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	353,300	339,700
BUILDING	193,900	167,700
DETACHED	4,700	4,400
OTHER	0	0
TOTAL	**551,900**	**511,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			3,888	1.20	2,300
C06	A 1.00	50 0.50			480	10.10	2,400

PHOTO 04/30/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	57	1.00	OFFICE WAREHOUS [81%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/30/2018	BC
LIST	4/30/2018	EST
REVIEW	7/27/2018	DB

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	4,320	DETAIL ADJ	1.013
$NLA(RCN)	$61	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	81	1.02
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	832	1988	61.48	51,148
B	BAS	L	BASE AREA	3,488	1988	61.48	214,430

TOTAL RCN	265,578

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1989 / 33

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD	$193,900