

Key: 9867

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.100

LEGAL

LAND

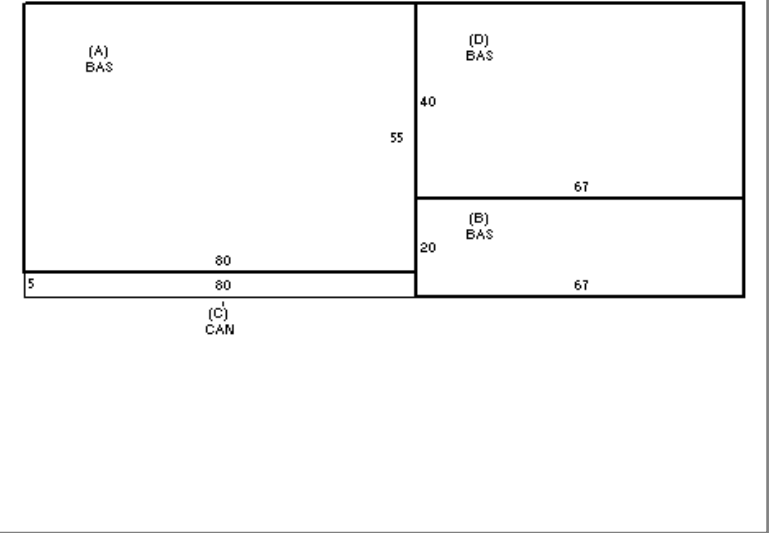
| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION           |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| CIRCLE O LLC<br>C/O COASTAL MANAGEMENT<br>270 COMMUNICATION WAY UT 7B<br>HYANNIS, MA 02601 |  |  |  | 44.2-25-0  |    |            |              | 750 MACARTHUR BLVD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| CIRCLE O LLC   |  |  |  | 04/04/2006 | G  | 1,000,000  | 20886-245    |                    |  |  |  |
| BRICKNELL DIANNE R TR  |  |  |  | 12/13/1993 | B  | 1          | 08941-00037  |                    |  |  |  |
| MIROLAJCZYK WALTER C TR  |  |  |  | 08/10/1993 | QS | 120,000    | N/A-N/A      |                    |  |  |  |

| 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 %   |
| EXB-22-27 | 01/12/2022 | 3                    | ALT/RENO     | 25,000 | 05/13/2022 |        | 100 100 |
| 17300     | 04/27/2017 | 4                    | DETACH.STRUC | 1,200  | 04/30/2018 | BC     | 100 100 |
| 16251     | 04/11/2016 | 4                    | DETACH.STRUC | 1,200  | 06/24/2016 | RJM    | 100 100 |
| 11009     | 01/14/2011 | 7                    | SIGN         | 1,000  | 05/31/2012 | JB     | 100 100 |
| 09019     | 01/16/2009 | 3                    | ALT/RENO     |        | 09/23/2010 | JB     | 100 100 |

| 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     | 614,925  | 1.48 | A    | 1.00 | 75 | 1.35       | 418,560   |
| 303 | A | 0.505    | C-5  | 1.00  | 100     | 30,780   | 1.00 | A    | 1.00 | 75 | 1.35       | 15,540    |

| TOTAL   | 41,992 SF | ZONING  | FRNT         | 0                | ASSESSED         | CURRENT | PREVIOUS |
|---------|-----------|---|--------------|------------------|------------------|---------|----------|
| Nbhd    | BOURNE    | N<br>O<br>T<br>E<br>03/2017; adj land 20k @ prime, 0.505 acre @ excess per b-2 zoning | LAND         | 434,100          | 417,400          |         |          |
| Infl1   | AVG       |   | BUILDING     | 652,000          | 627,000          |         |          |
| N_Index | AVG       |   | DETACHED     | 10,300           | 9,500            |         |          |
|         |           |   | OTHER        | 0                | 0                |         |          |
|         |           |   | <b>TOTAL</b> | <b>1,096,400</b> | <b>1,053,900</b> |         |          |

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS  | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|--------|-----------|-------|
| PAV | -    | 0.90 | 50 0.50     |    | 11,970 | 1.08      | 6,500 |
| SW2 | S    | 3.00 | 20 0.80 4X6 |    | 24     | 65.40     | 1,300 |
| GZB | G    | 1.20 | 20 0.80     |    | 100    | 31.80     | 2,500 |



| BUILDING | CD | ADJ  | DESC                   | MEASURE | 4/30/2018 | BC  |
|----------|----|------|------------------------|---------|-----------|-----|
| MODEL    | 5  |      | CIM-5                  | LIST    | 4/30/2018 | EST |
| STYLE    | 31 | 1.70 | STORE(SM.RETAIL [52%]) | REVIEW  | 5/13/2022 | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]         |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]      |         |           |     |

| YEAR BLT   | 1994  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 8,420 | DETAIL ADJ | 1.733 |
| \$NLA(RCN) | \$97  | OVERALL    | 1.000 |

| ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| FOUNDATION   | 3  | FOUND. WALL   | 1.00 | A | BAS | L | BASE AREA   | 4,400 | 1994 | 96.18     | 423,199 |
| EXT. COVER   | 4  | VINYL         | 1.00 | B | BAS | L | BASE AREA   | 1,340 | 1994 | 96.18     | 128,883 |
| ROOF SHAPE   | 1  | GABLE         | 1.00 | C | CAN | N | CANOPY      | 400   |      | 13.00     | 5,200   |
| ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | D | BAS | L | BASE AREA   | 2,680 | 1994 | 96.18     | 257,766 |
| FLOOR COVER  | 4  | ASPH TILE     | 0.98 |   |     |   |             |       |      |           |         |
| INT. FINISH  | 2  | DRYWALL       | 1.00 |   |     |   |             |       |      |           |         |
| HEATING/COOL | 9  | WARM/COOL AIR | 1.00 |   |     |   |             |       |      |           |         |
| FUEL SOURCE  | 1  | OIL           | 1.00 |   |     |   |             |       |      |           |         |
| NAF          | 0  |               | 1.00 |   |     |   |             |       |      |           |         |

| TOTAL RCN      | 815,048    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | A          |
| CDN/APP        | A          |
| EFF.YR/AGE     | 2003 / 19  |
| COND           | 20 20 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 20 % GD 80 |
| RCNLD          | \$652,000  |

DETACHED

BUILDING

INDIN

G