Key: 9868

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,101

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
770 MACARTHUR LLC **1 OLNEY RD** **BOURNE, MA 02532**	**44.2-26-0**	**770 MACARTHUR BLVD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
770 MACARTHUR LLC	03/31/2016	O	270,000	29549-201
CIAMPA RALPH M &		XX		04180-00269

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	**67**	**COMMERCIAL-RESID**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16813	09/20/2016	13	OTHER	2,230	04/30/2018	BC	100	100
16298	04/22/2016	3	ALT/RENO	3,000	04/30/2018	BC	100	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	455,500	1.48	A 1.00	55 1.00			310,050
303	A	0.039	C-5 1.00	100 1.00	100 1.00	22,800	1.00	A 1.00	55 1.00			890

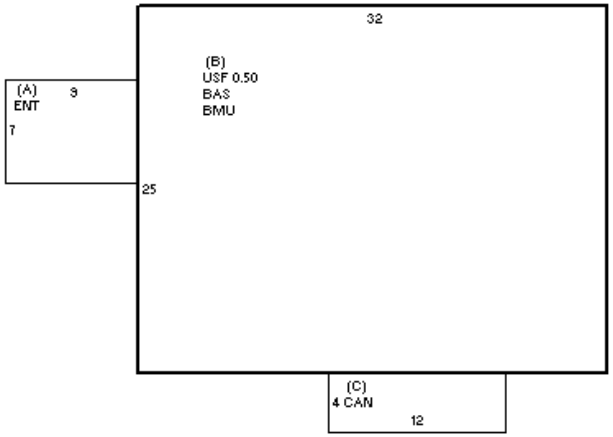
TOTAL	21,693 SF	ZONING		FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	310,900	299,000
BUILDING	87,600	84,200
DETACHED	3,400	3,200
OTHER	0	0
TOTAL	**401,900**	**386,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	50 0.50			5,000	1.20	3,000
SW2	G 1.20	30 0.70	3 X 8		24	26.16	400
SHM	A 1.00	10 0.90	8X10			0.00	

PHOTO 04/30/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	19	1.25	STORES/APT [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

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

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	1.187
$NLA(RCN)	$114	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCL ENTRY	63		28.00	1,764
B	BMU	N	BSMT UNF	800		18.40	14,720
B	BAS	L	BASE AREA	800	1956	105.12	84,099
B	USF	L	UP-STRY FIN	400	1956	89.15	35,658
C	CAN	N	CANOPY	48		13.00	624

TOTAL RCN	136,865

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD	$87,600		