

Key: 9968

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.200

LEGALLAND

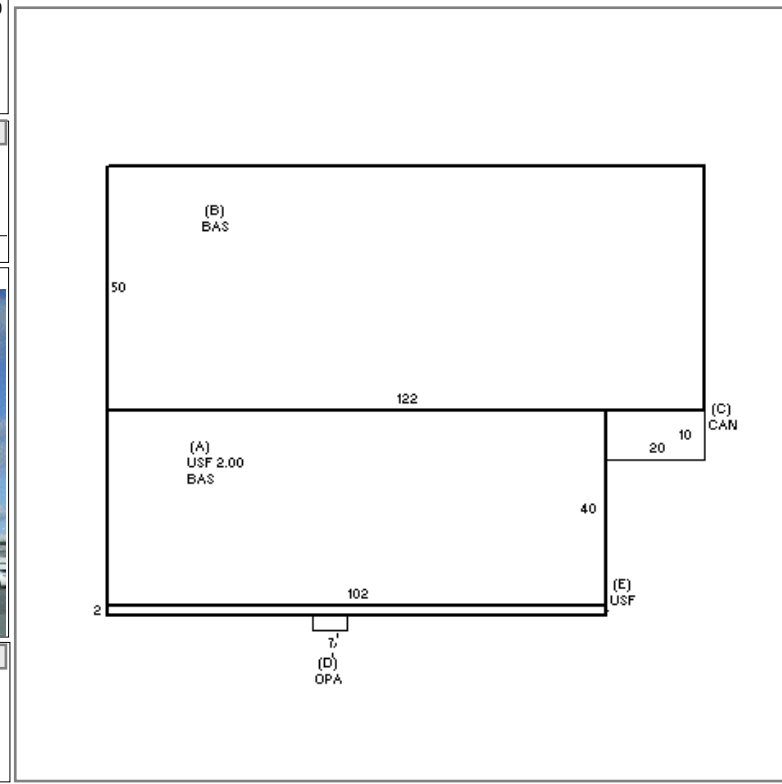
CURRENT OWNER				PARCEL ID				LOCATION			
802 MAC REALTY LLC PO BOX 58 ASSONET, MA 02702				44.2-132-0				802 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
802 MAC REALTY LLC				03/11/2014	O	525,000	28025-67				
KEHOE STACY M TR				03/21/2001	QS	600,000	13653-229				
CAPE GALLERY II FURNITURE				03/30/1992	L	350,000	07942-00234				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19801	08/30/2019	7	SIGN	1,800				0 0
19675	07/25/2019	7	SIGN	1,455				0 0
		90	BPP SITE INS		04/30/2019	RP		0 0
		12	CYCLICAL		04/30/2018	BC		100 100
17252	04/13/2017	7	SIGN	3,300				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	1.00	100	1.00	614,925	1.48	A	1.00	75	1.35		418,560
303	A	0.349	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		10,740

TOTAL	35,196 SF		ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	03/2017; adj land 20k sf prime for zoning ... 06/2017; Tenants: GenCom , Cape Cod Kayak, Growth mode, Stewart Health.			LAND	429,300	412,800
Infl1	AVG			BUILDING	689,500	663,200			
N_Index	AVG			DETACHED	22,200	20,800			
				OTHER	0	0			
				TOTAL	1,141,000	1,096,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		8,755	1.20	9,500
SP2	V	1.30	10 0.90	10 X 10	100	141.31	12,700



BUILDING	CD	ADJ	DESC	MEASURE	2/14/2019	RP
MODEL	5		CIM-5	LIST	4/30/2018	BC
STYLE	20	0.94	OFFICE BUILDING [66%]	REVIEW	2/22/2019	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	18,544	DETAIL ADJ	0.879
\$NLA(RCN)	\$50	OVERALL	1.015

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,080	1960	51.53	210,238
EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	8,160	1960	43.70	356,564
ROOF SHAPE	3	GAMBREL	1.01	B	BAS	L	BASE AREA	6,100	1960	51.53	314,327
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	CAN	N	CANOPY	200		14.51	2,903
FLOOR COVER	9	CONCRETE	0.95	D	OPA	N	OPEN PORCH	21		17.98	378
INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	204	1960	43.69	8,914
HEATING/COOL	12	WM/CL AIR SPLIT	1.01		ELP	O	PASSGR. ELEV.	1		38,425.90	38,426
FUEL SOURCE	2	GAS	1.00								
NAF	0		1.00								

TOTAL RCN	931,750	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	1991 / 31	
COND	26 26 %	
FUNC	0	
ECON	0	
DEPR	26 % GD	74
RCNLD	\$689,500	

DETACHED

BUILDING

LOADING