

Key: 10040

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.270

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHITE DIAMOND REAL ESTATE LLC 66 COUNTY RD BOURNE, MA 02532				44.4-23-0				824 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITE DIAMOND REAL ESTATE HEEDE ROBERT C				10/06/2015 01/18/1982	V G	200,000 60,000	29186-310 3424-57				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	10,000	C-6	1.00	100	1.00	100	1.00	327,960	2.14	40	0.60	65	1.20		160,960

TOTAL	10,019 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	N O T E THERE IS NO DIRECT ACCESS TO THIS PARCEL FROM MACARTHUR BLVD. ACCESS IS BY ROW OVER ADJACENT PARCEL				LAND	161,000	154,800
Infl1	AVG					BUILDING	27,900	23,800
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	188,900	178,600

DETACHED

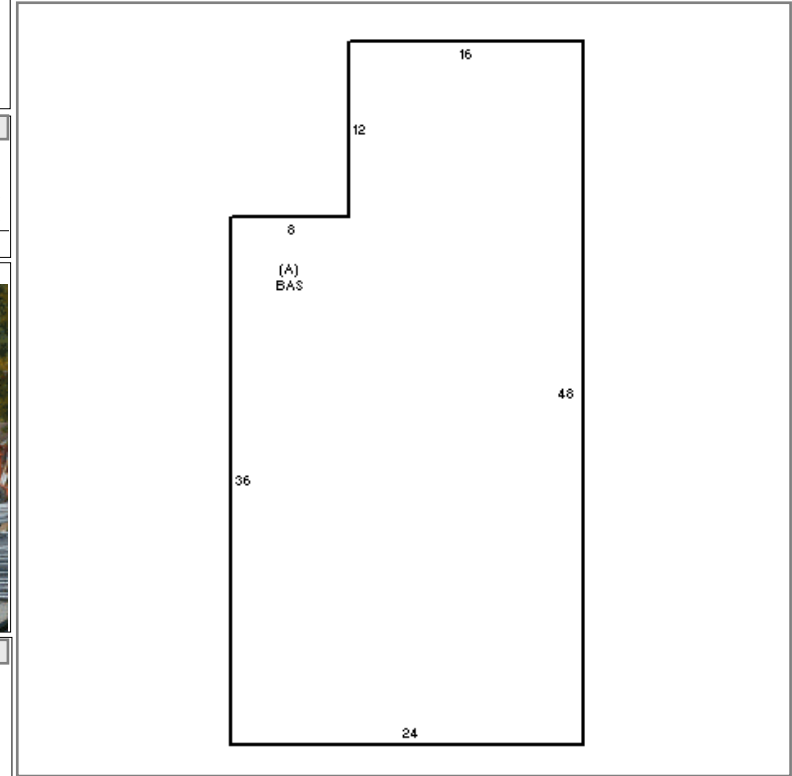
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/22/2019	RP
MODEL	5		CIM-5	LIST	10/22/2019	EST
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW		
QUALITY	M	0.60	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	0.734
\$NLA(RCN)	\$41	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,056	1940	41.28	43,589

TOTAL RCN	43,589
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	\$27,900