

Key: 14815

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.720

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MGL PROPERTIES LLC 53 JONATHAN BOURNE DR POCASSET, MA 02559				39.0-260-0				53 JONATHAN BOURNE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MGL PROPERTIES LLC				11/21/2014	U	400,000	(205020)				
NUGENT PAUL F				06/18/2001	P	100,000	(161873)				
MEDEIROS PAUL J				07/13/1982			(89125)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01191	04/19/2001	1	NEW CONSTRUC	165,000	10/20/2002	MJ	100	100
01096	03/01/2001	7	SIGN		06/20/2003	MJ	100	100
01015	01/16/2001	7	SIGN		06/20/2003	MJ	100	100

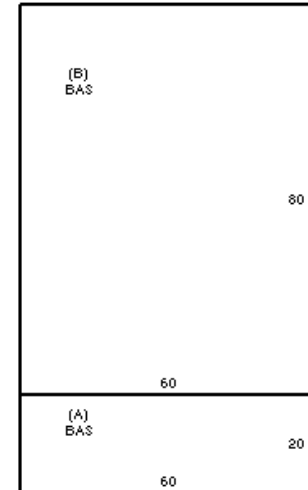
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00	436,130
303	A	0.246	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	5,610

<b>TOTAL</b>	1.164 Acres	<b>ZONING</b>		<b>FRNT</b>	0	<b>ASSESSED</b>	<b>CURRENT</b>	<b>PREVIOUS</b>
Nbhd	BOURNE	<b>NOTE</b>		LAND	441,700	424,800		
Infl1	AVG		BUILDING	287,100	262,500			
N_Index	AVG		DETACHED	6,500	6,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>735,300</b>	<b>693,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50	2002	10,000	1.20	6,000
SW2	A	1.00	10 0.90 5X5		25	21.80	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	RP
MODEL	5		CIM-5	LIST	6/24/2019	RP
STYLE	57	1.04	OFFICE WAREHOUS [80%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

**BLDG COMMENTS**

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,000	DETAIL ADJ	0.884	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,200	2002	56.07	67,287
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	4,800	2002	56.07	269,147
				ROOF SHAPE	1	GABLE	1.00		MZF	N	FIN MEZ	1,200		18.70	22,440
				ROOF COVER	10	METAL	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								

<b>TOTAL RCN</b>	358,874	
<b>CONDITION ELEM</b>	<b>CD</b>	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
<b>EFF.YR/AGE</b>	2003 / 19	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
<b>RCNLD</b>	\$287,100	