

Key: 166

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 164

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MBJ HOLDINGS LLC 17 HARLOW FARM RD SAGAMORE BEACH, MA 02562				3.0-10-0				147 STATE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MBJ HOLDINGS LLC				04/28/2022	QS	1,199,900	35079-332				
ALLEN GARY S TR OF				07/17/2002	O	200,000	15376-32				
MITCHELL MARIE T &				12/30/1997	G	300,000	11144-6				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
141094	12/30/2014	7	SIGN		06/23/2016	RJM	100 100
11221	05/05/2011	3	ALT/RENO	10,000	07/03/2012	JB	100 100
08015	01/11/2008	2	ADDITIONS	147,000	11/20/2009	JB	100 100
200106	03/08/2000	4	DETACH.STRUC	600	12/11/2000	EB	100 100
200106	03/08/2000	4	DETACH.STRUC	600	06/25/2002	MJ	100 100

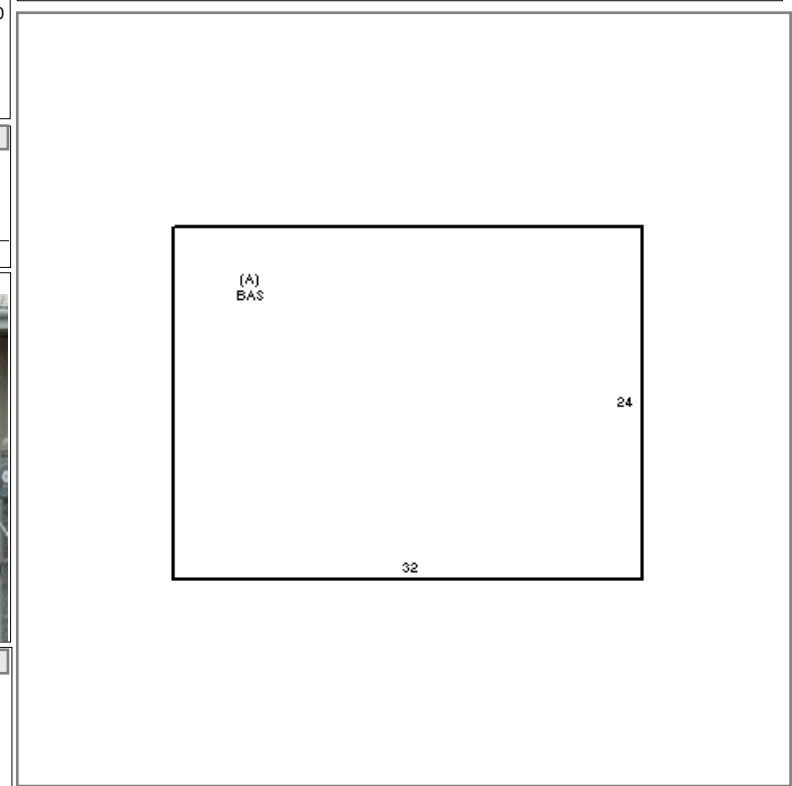
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	20,000	C-1	1.00	100	1.00	100	1.00	614,925	1.48	A	1.00 75 1.35	418,560
203	A	0.543	C-1	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00 75 1.35	116,920

TOTAL	1.002 Acres		ZONING	FRNT	231	ASSESSED	CURRENT	PREVIOUS
Nbhd	NO SAGAMORE		N TEMPORARY OFFICE TRAILER HAS BEEN O REMOVED- Proposed Use Truck Repair and Sales (6/02) T Also has frontage on Rte 3 E	LAND		535,500	418,500	
Infl1	AVG			BUILDING		62,400	48,800	
N_Index	AVG			DETACHED		28,100	15,300	
				OTHER		420,500	287,600	
				TOTAL		1,046,500	770,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	10 0.90		500	10.10	4,500
PAV	A	1.00	10 0.90		20,000	1.20	21,600
SP2	A	1.00	10 0.90 4X5	2015	20	108.70	2,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	EST
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	2/7/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	768	DETAIL ADJ	0.893	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	768	1960	96.00	73,726
\$NLA(RCN)	\$97	OVERALL	1.000	EXT. COVER	4	VINYL	1.00		MST	O	STACK	1		530.00	530
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	0		1.00	INT. FINISH	4	WALL BOARD	0.96								
% SPINKLERS	0		1.00	HEATING/COOL	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				NAF	0		1.00								

TOTAL RCN	74,256	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
CDN/APP	V	
EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$62,400	

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12/18/2023 6:02 pm SEQ #: 165

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MBJ HOLDINGS LLC 17 HARLOW FARM RD SAGAMORE BEACH, MA 02562				3.0-10-0				147 STATE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3160	100	OTHR STORAGE WAREHSE				6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	420,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2021	RP
MODEL	5		CIM-5	LIST	5/6/2021	RP
STYLE	61	1.25	TRUCK TERMINAL [100%]	REVIEW	2/7/2023	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	7,200	DETAIL ADJ	1.082	FOUNDATION	2	SLAB	1.00	A	CAN	N	CANOPY	1,728		14.30	24,710
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	7,200	1987	67.16	483,557
				ROOF SHAPE	1	GABLE	1.00		MZU	N	UNF MEZ	480		9.35	4,488
				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								

TOTAL RCN	512,755	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$420,500	