Key: 16887

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12,216

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KMD REALTY LLC 15 NAIRN RD POCASSET, MA 02559	35.0-138-0	5 KATIE MARIE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KMD REALTY LLC	12/03/2014	F	1	(205095)
PREVETT RICHARD	11/26/2012	G	820,000	(198789)
TWZ LLC	03/31/2006	F	100,000	(179644)

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	%
16887	09/03/2008	7	SIGN		11/14/2008	JB	0	100
07682	11/08/2007	13	OTHER		11/14/2008	JB	0	100
06800	12/26/2006	1	NEW CONSTRUC	436,000	12/31/2009	JB	65	100

LAND

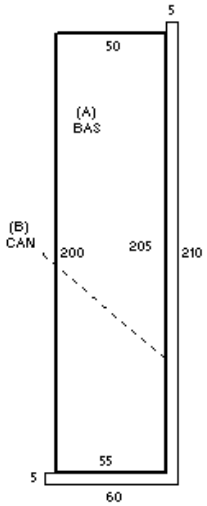
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	40,000	C-5	1.00	100	1.00	100	1.00	455,500	1.04	A	1.00	55	1.00			436,130
303	A	0.745	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00			16,990

TOTAL	1.663 Acres	ZONING	6	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	453,100	435,700
BUILDING	358,900	307,000
DETACHED	7,300	6,700
OTHER	0	0
TOTAL	**819,300**	**749,400**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50	0.50			10,000	1.20	6,000
LH1	A	1.00	50	0.50			3	845.50	1,300

PHOTO 05/06/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.80	WAREHOUSE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	9/8/2021	RP
LIST	9/8/2021	EST
REVIEW	9/8/2021	RP

YEAR BLT	2006	SIZE ADJ	1.000
NET AREA	10,000	DETAIL ADJ	0.739
$NLA(RCN)	$43	OVERALL	1.015

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	7	FLR/WALL UNIT	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	10,000	2006	40.97	409,734
B	CAN	N	CANOPY	1,325		13.20	17,483

TOTAL RCN	427,218

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2006 / 16		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$358,900