

Key: 16889

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.218

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAROCHELLE MARC P TRS MPL REALTY TRUST PO BOX 1327 N FALMOUTH, MA 02556				35.0-140-0				4 KATIE MARIE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAROCHELLE MARC P TRS				12/11/2015	QS	590,000	(208225)				
480 MACARTHUR LLC				12/15/2004	P	360,000	(175354)				
MACARTHUR TECHNOLOGY PARK				03/25/2004	G	862,500	(172472)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE MANF PROD			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
5351	05/25/2005	1	NEW CONSTRUC	160,000	05/04/2006	MJ	100	100

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	0.171	C-5	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00	3,900

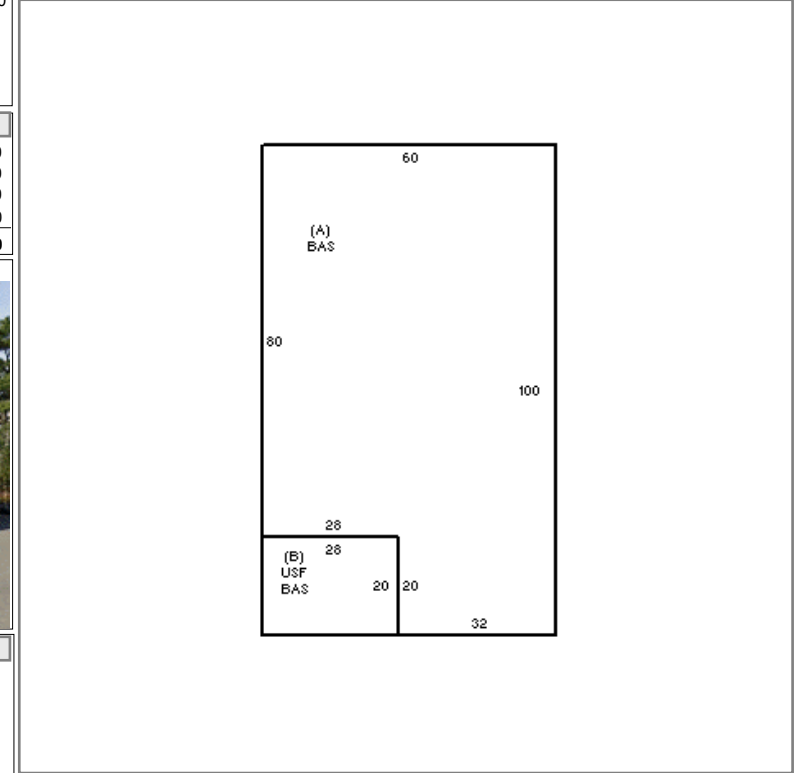
TOTAL	1.089 Acres	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE Concrete apron around bldg denoted as 300 SF paving.	LAND	440,000	423,100			
Infl1	AVG		BUILDING	254,800	220,500			
N_Index	AVG		DETACHED	13,800	12,700			
			OTHER	0	0			
			TOTAL	708,600	656,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2006	12,500	1.20	13,500
PAV	A	1.00	10 0.90	2006	300	1.20	300



BUILDING	CD	ADJ	DESC	MEASURE	10/11/2020	RP
MODEL	5		CIM-5	LIST	10/11/2020	EST
STYLE	56	0.82	WAREHOUSE [91%]	REVIEW	10/11/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303.337
NET AREA	6,560	DETAIL ADJ	0.782	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,440	2006	46.85	254,855	CONDITION ELEM	CD
\$NLA(RCN)	\$46	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	560	2006	46.85	26,235	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	560	2006	39.73	22,247	INTERIOR	A
				ROOF COVER	10	METAL	1.00									CDN/APP	A
				FLOOR COVER	6	OTHER	1.00										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	17	1.00
% SPINKLERS	0	1.00

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$254,800