

Key: 16890

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.219

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION	
TWIN HOLDINGS LLC 6 WOLFPEN LANE SOUTHBORO, MA 01772		35.0-141-0	2 KATIE MARIE DR	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
TWIN HOLDINGS LLC		03/03/2011	A	361,461 (193736)
2 KATIE MARIE DR LLC		03/09/2007	QS	550,000 (182546)
COTTO MICHAEL E &		12/29/2004	B	140,000 (175476)

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 %
151051	11/16/2015	3	ALT/RENO	2,450	04/30/2018	BC	100 100
11554	09/20/2011	7	SIGN		07/18/2012	JB	0 100
16890	10/21/2010	1	NEW CONSTRUC		06/29/2011	JB	0 100

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	614,925	1.04	A	1.00	75	1.35	588,780
303	A	0.005	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	150

TOTAL	40,185 SF	ZONING	6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE frontage on MacArthur Blvd & Katie Marie=ipi .. business sign on MacArthur is portable/nv	LAND	588,900	566,300			
Infl1	AVG		BUILDING	257,500	228,100			
N_Index	AVG		DETACHED	10,000	9,200			
			OTHER	0	0			
TOTAL			TOTAL	856,400	803,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	20 0.80	184X42 + 20X	2011	8,328	1.20 8,000
LH1	A	1.00	20 0.80		2011	3	845.50 2,000



BUILDING	CD	ADJ	DESC	MEASURE	4/30/2018	BC
MODEL	5		CIM-5	LIST	4/30/2018	BC
STYLE	56	0.89	WAREHOUSE [86%]	REVIEW	4/30/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	2011	SIZE ADJ	1.000
NET AREA	5,600	DETAIL ADJ	0.811
\$NLA(RCN)	\$52	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.25	1.00
% HEATED		100	1.00
% AIR COND		25	1.01
% SPINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	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	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,800	2011	47.24	226,756
B	CAN	N	CANOPY	736		13.00	9,568
C	BAS	L	BASE AREA	800	2011	47.24	37,793
C	MZF	N	FIN MEZ	800		17.00	13,600
D	ASH	N	ATT SHED	72		22.31	1,606

TOTAL RCN	289,323	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
CDN/APP		A
EFF.YR/AGE 2011 / 11		
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$257,500	

