

Key: 5825

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.972

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAJOR DAVID B TR M & H REALTY TRUST 150 MACARTHUR BLVD BOURNE, MA 02532				27.0-83-0				150 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAJOR DAVID B TR MAJOR GEORGE R ET AL TRS				11/01/1994	F XX		N/A-N/A 04623-00327				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO VEH-SALES/SERV			6	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20272	03/26/2020	14	SOLAR	135,000				0
03727	10/07/2003	1	NEW CONSTRUC		04/07/2004	MJ	100	100
03499	07/28/2003	3	ALT/RENO	190,000	04/07/2004	MJ	100	100
01674	10/24/2001	7	SIGN	5,000	04/07/2004	MJ	0	100
990535	09/14/1999	6	FENCE	6,600	01/24/2000	EB	0	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	614,925	1.04	A	1.00	75	1.35	588,780
203	A	2,000	C-5	1.00	100	1.00	100	1.00	215,325	1.00	A	1.00	75	1.35	430,650
303	A	3,917	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	120,570

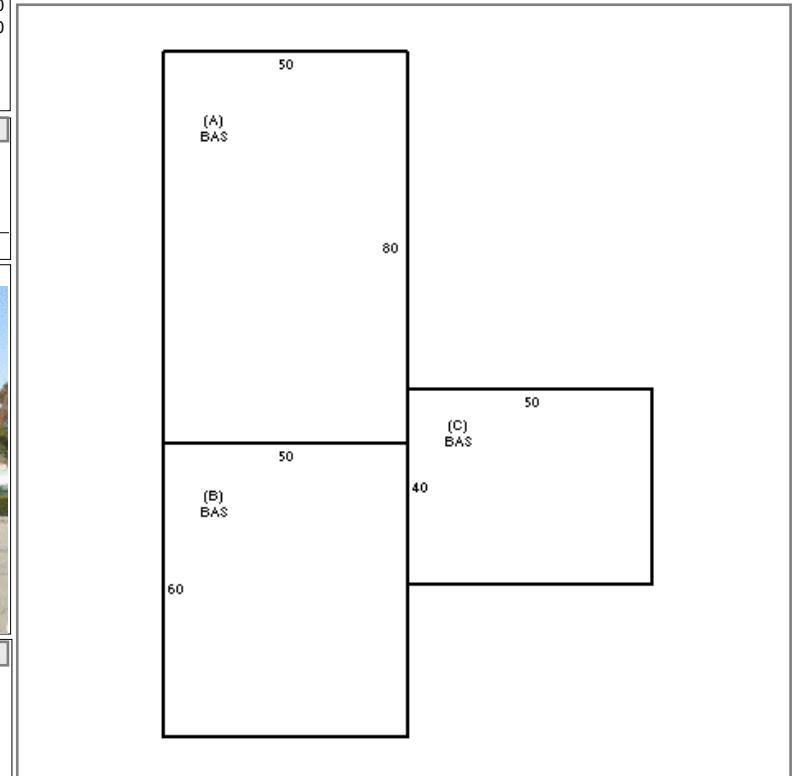
TOTAL	6.835 Acres	ZONING	4	FRNT	1,228	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	1,140,000	1,096,200
Infl1	AVG		LAND	453,200	441,100			
N_Index	AVG		DETACHED	124,500	114,400			
			OTHER	274,400	237,700			
					TOTAL	1,992,100	1,889,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	30 0.70		900	10.10	6,400
PAV	A	1.00	20 0.80		120,000	1.20	115,200
SM2	A	1.00	10 0.90		77	42.40	2,900



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	16	1.07	RETAIL LGE [56%]	REVIEW	7/6/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS



YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	9,000	DETAIL ADJ	1.052	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,000	1987	60.91	243,653
\$NLA(RCN)	\$61	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	5,000	1987	60.91	304,566
				ROOF SHAPE	1	GABLE	1.00		MZU	N	UNF MEZ	500		8.93	4,463
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	552,682
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	\$453,200

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.973

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
MAJOR DAVID B TR						27.0-83-0				150 MACARTHUR BLVD			
M & H REALTY TRUST						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
150 MACARTHUR BLVD													
BOURNE, MA 02532													

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3300	100	AUTO VEH-SALES/SERV				6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	274,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	53	0.90	STORAGE GARAGE [100%]	REVIEW	7/6/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,500	DETAIL ADJ	0.889	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,500	2004	50.78	330,097
\$NLA(RCN)	\$51	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00		MZU	N	UNF MEZ	528		8.50	4,488
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	2	DRYWALL	1.00								
% SPINKLERS	0		1.00	HEATING/COOL	3	RADIANT	1.01								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	334,585	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$274,400	

