

Key: 8463

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.628

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MARK BRIAN & JOSHUA MARK TR MMAJC REALTY NOMINEE TRUST 25A BARLOWS LANDING RD BOURNE, MA 02559				39.0-69-0				25 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARK BRIAN & JOSHUA MARK				03/13/2015	QS	1,100,000	28736-13				
KIMBECHI REALTY ASSOCIATE				09/27/1996	QS	500,000	10409-212				

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	%
15345	05/11/2015	7	SIGN		06/11/2015		100	100
15049	01/29/2012	3	ALT/RENO	10,000			100	100
10653	11/01/2010	7	SIGN	40	06/15/2011	JB	100	100
10510	08/27/2010	13	OTHER		09/23/2010	JB	0	100
5222	04/12/2005	7	SIGN		12/08/2005	MJ	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-5	1.00	100	1.00	100	1.00	546,600	1.48	A	1.00	65	1.20		372,050
203	A	0.918	C-5	1.00	100	1.00	100	1.00	191,400	1.00	A	1.00	65	1.20		175,710
303	A	4.582	C-5	1.00	100	1.00	100	1.00	27,360	1.00	A	1.00	65	1.20		125,360

TOTAL	5.960 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E proposed use: indoor flea market: Site Plan Review: #430	LAND	673,100	743,500		
Infl1	AVG		BUILDING	753,600	555,500		
N_Index	AVG		DETACHED	40,300	37,200		
			OTHER	0	0		
			TOTAL	1,467,000	1,336,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PAV	A	1.00	50 0.50		56,016	1.20	33,600	
LH2	A	1.00	50 0.50		3	1,328.60	2,000	
SP2	A	1.00	10 0.90	48X72	2015	48	108.70	4,700



BUILDING	CD	ADJ	DESC	MEASURE	10/12/2017	BC
MODEL	5		CIM-5	LIST	10/12/2017	BC
STYLE	56	0.86	WAREHOUSE [70%]	REVIEW	6/28/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [85%]			

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,141,852																	
NET AREA	25,600	DETAIL ADJ	0.845	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,840	1970	44.44	170,643	CONDITION ELEM	CD																	
\$NLA(RCN)	\$45	OVERALL	1.015	EXT. COVER	12	BRICK VENEER	1.05	B	BAS	L	BASE AREA	14,080	1970	44.44	625,691	EXTERIOR	A																	
				ROOF SHAPE	4	FLAT/SHED	0.98	C	ASH	N	ATT SHED	187		22.63	4,233	INTERIOR	A																	
				ROOF COVER	11	MEMBRANE	1.02	D	BAS	L	BASE AREA	7,680	1970	44.44	341,286	CDN/APP	A																	
				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																											
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