

Key: 8531

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.696

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POWDERLY KENT TR OF KENT REALTY TRUST P O BOX 936 POCASSET, MA 02559-0936				39.0-80-2				692 MACARTHUR BLVD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
POWDERLY KENT TR				02/04/1982	F			3432-27			

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	%
980036	01/26/1998	7	SIGN	500	01/26/1999	JS	0	100
980034	01/26/1998	3	ALT/RENO		12/07/2000	EB	0	100
970654	12/26/1997	3	ALT/RENO	4,200	04/30/1998	JS	0	100
900250	05/22/1990	7	SIGN	225	11/11/1991	JS	0	100

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	614,925	1.48	A	1.00	75	1.35		418,560
303	A	0.303	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35		9,330

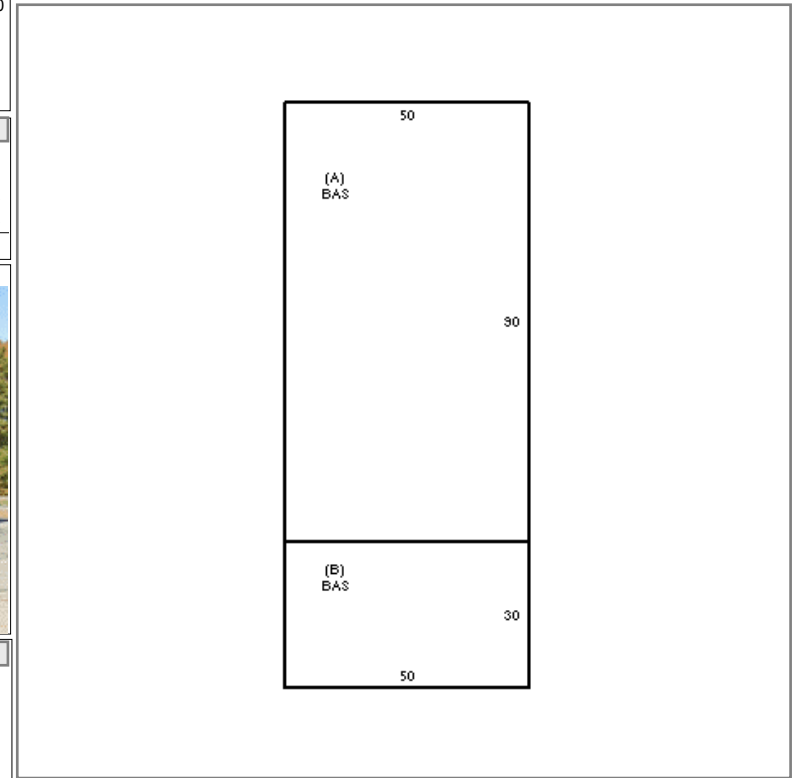
TOTAL	33,193 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE 03/2017; adj land according to b-2 zoning 20k sf min	LAND	427,900	411,400		
Infl1	AVG		BUILDING	207,700	183,900		
N_Index	AVG		DETACHED	10,800	9,900		
			OTHER	0	0		
			TOTAL	646,400	605,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		173	10.10	900
SW1	G	1.20	30 0.70 3 X 8		24	21.96	400
PAV	A	1.00	50 0.50		15,885	1.20	9,500
SHF	L	0.90	60 0.40 8' X 10'			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2021	RP
MODEL	5		CIM-5	LIST	9/2/2021	EST
STYLE	56	0.95	WAREHOUSE [75%]	REVIEW	9/2/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	284,515
NET AREA	6,000	DETAIL ADJ	0.822	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,500	1988	47.42	213,386		
\$NLA(RCN)	\$47	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	1,500	1988	47.42	71,129		
CAPACITY				STORIES		ROOF SHAPE	1										
		UNITS	ADJ			ROOF COVER	10										
		1	1.00			FLOOR COVER	9										
		100	1.00			INT. FINISH	6										
		25	1.01			HEATING/COOL	15										
		0	1.00			FUEL SOURCE	2										
						NAF	0										



CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1989 / 33	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$207,700	