

Key: 9969

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.201

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
MCKEEN ARTHUR J & MARY P MARQUEBREUCK PO BOX 956 POCASSET, MA 02559		44.2-132-1	804 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE
		07/26/2022	F	10
		11/03/1993	XX	35268-303 8868-196

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

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	614,925	1.48	A	1.00	75	1.35	418,560
303	A	0.023	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	710

TOTAL	20,996 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	419,300	403,200
Infl1	AVG		LAND	130,800	115,600			
N_Index	AVG		DETACHED	3,300	3,100			
			OTHER	0	0			
					TOTAL	553,400	521,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		3,080	1.20	1,800
SP2	A	1.00	30 0.70 4X5		20	108.70	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	RP
MODEL	5		CIM-5	LIST	8/16/2021	EST
STYLE	56	0.95	WAREHOUSE [76%]	REVIEW	8/16/2021	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,800	DETAIL ADJ	0.747	FOUNDATION	2	SLAB	1.00	A	ASH	N	ATT SHED	144		22.30	3,211
\$NLA(RCN)	\$35	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	B	BAS	L	BASE AREA	4,400	1960	34.68	152,610
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,400	1960	34.68	48,558
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	204,379
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$130,800

