

Key: 9970

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.202

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CBW 790 MAC LLC 790 MACARTHUR BLVD POCASSET, MA 02559		44.2-133-0		790 MACARTHUR BLVD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CBW 790 MAC LLC		11/13/2015	O	500,000	29271-243
SPRAGUE WILLIAM G		04/12/2011	F	1	25376-136/7
SPRAGUE GEORGE L		01/03/2002	A	10	14659-106

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	%
17960	11/27/2017	7	SIGN	100			100	100
16343	05/03/2016	1	NEW CONSTRUC	235,000	06/13/2017	BC	100	100
16171	03/10/2016	5	DEMOLITIONS		06/27/2016	RJM	100	100
16146	03/02/2016	6	FENCE	20,000	06/27/2016	RJM	100	100


LAND

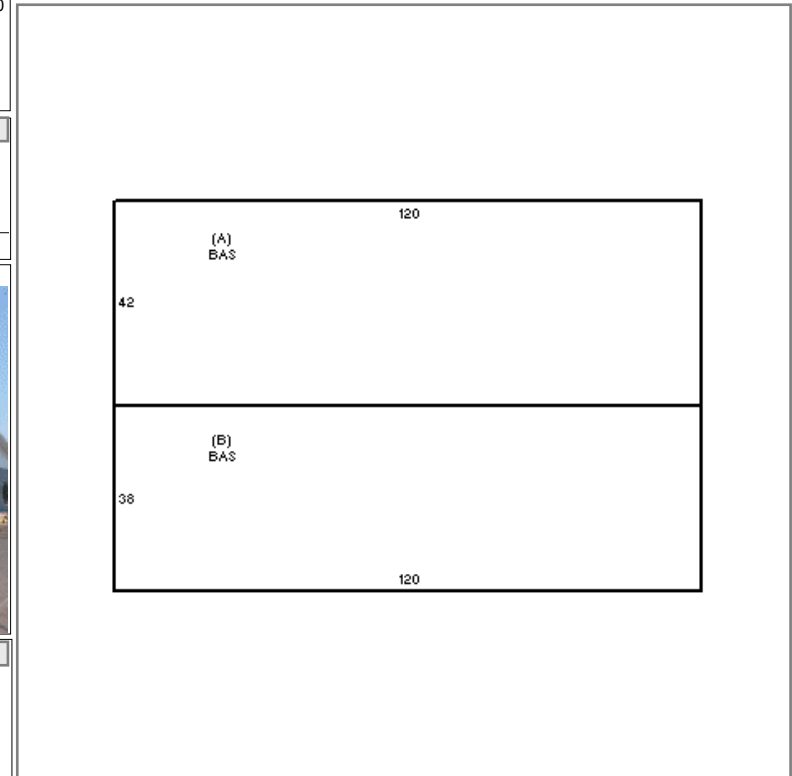
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-5	1.00	100	614,925	1.48	A	1.00	75	1.35	418,560
303	A	1.951	C-5	1.00	100	30,780	1.00	A	1.00	75	1.35	60,050

DETACHED

TOTAL	2.410 Acres		ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		N O T E	Mostly gravel/shell parking			LAND	478,600	460,200
Inf1	AVG			BUILDING	427,700	391,500			
N_Index	AVG			DETACHED	12,500	11,800			
				OTHER	0	0			
				TOTAL	918,800	863,500			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/13/2017
C06	A	1.00	10 0.90		820	10.10	7,500		
SP2	F	0.70	70 0.30		80	76.09	1,800		
PAV	A	1.00	10 0.90		3,000	1.20	3,200		



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	BC
MODEL	5		CIM-5	LIST	6/13/2017	BC
STYLE	56	0.90	WAREHOUSE [53%]	REVIEW	4/27/2018	KT
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,241
NET AREA	9,600	DETAIL ADJ	0.803	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,040	2017	46.90	236,376		
\$NLA(RCN)	\$47	OVERALL	1.015	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	4,560	2017	46.90	213,865		
				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										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2017 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95

RCNLD	\$427,700
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