

Key: 8344

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.502

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACNALLY ALFRED B JR PO BOX 1389 POCASSET, MA 02559-1389				38.4-10-0				308 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACNALLY ALFRED B JR					XX		02258-00294				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	4,650	C-6	1.00	100	1.00	100	1.00	455,500	3.23	A	1.00	55	1.00			157,060

TOTAL	4,661 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	157,100	151,000			
Infl1	AVG		BUILDING	60,700	54,500			
N_Index	AVG		DETACHED	2,200	2,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>220,000</b>	<b>207,600</b>			

DETACHED

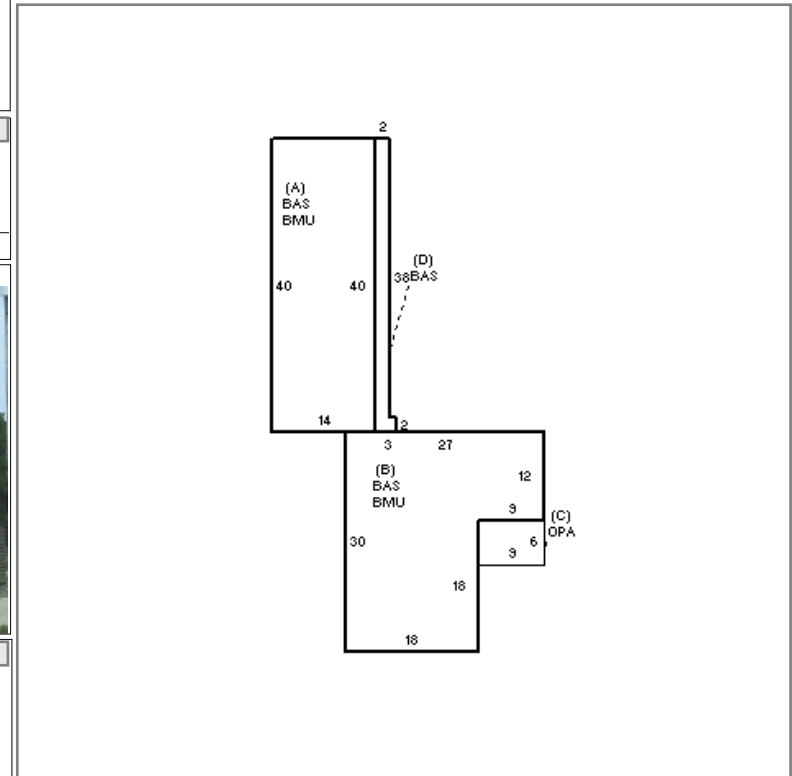
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40		154	15.95	1,000
SHF	A	1.00	60 0.40		192	15.95	1,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	EST
STYLE	57	1.05	OFFICE WAREHOUS [100%]	REVIEW	7/6/2021	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,290	DETAIL ADJ	0.786
\$NLA(RCN)	\$74	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	560		18.40	10,304
EXT. COVER	9	COMPOSITION	0.90	B	BMU	N	BSMT UNF	648		18.40	11,923
ROOF SHAPE	2	HIP	1.00	C	OPA	N	OPEN PORCH	54		12.89	696
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BASE AREA	1,290	1950	50.32	64,913
FLOOR COVER	9	CONCRETE	0.95		BIG	N	BUILT-IN GARAGE	252		27.85	7,019
INT. FINISH	4	WALL BOARD	0.96								
HEATING/COOL	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
NAF	0		1.00								

TOTAL RCN	94,855
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	\$60,700