

Key: 8346

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.504

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
FIRST BAPTIST CHURCH OF POCASSET PO BOX 1080 POCASSET, MA 02559-1080				38.4-12-1				298 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIRST BAPTIST CHURCH					XX		01026-0322				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9600	100	CHUR.MOSQ.SYNA.TEMP			6	1	1 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17012	01/03/2017	14	SOLAR	45,000			100 100
15611	07/21/2015	4	DETACH.STRUC				100 100
14863	10/10/2014	3	ALT/RENO	2,500			100 100
14864	10/10/2014	3	ALT/RENO	3,000	10/10/2017	BC	100 100
17082	10/10/2014	3	ALT/RENO	50,000	10/10/2017	BC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	130,000	C-6	1.00	100	1.00	100	1.00	455,500	1.00	A	1.00	55	1.00	1,359,390
203	A	5.516	C-6	1.00	100	1.00	100	1.00	159,500	1.00	A	1.00	55	1.00	879,800

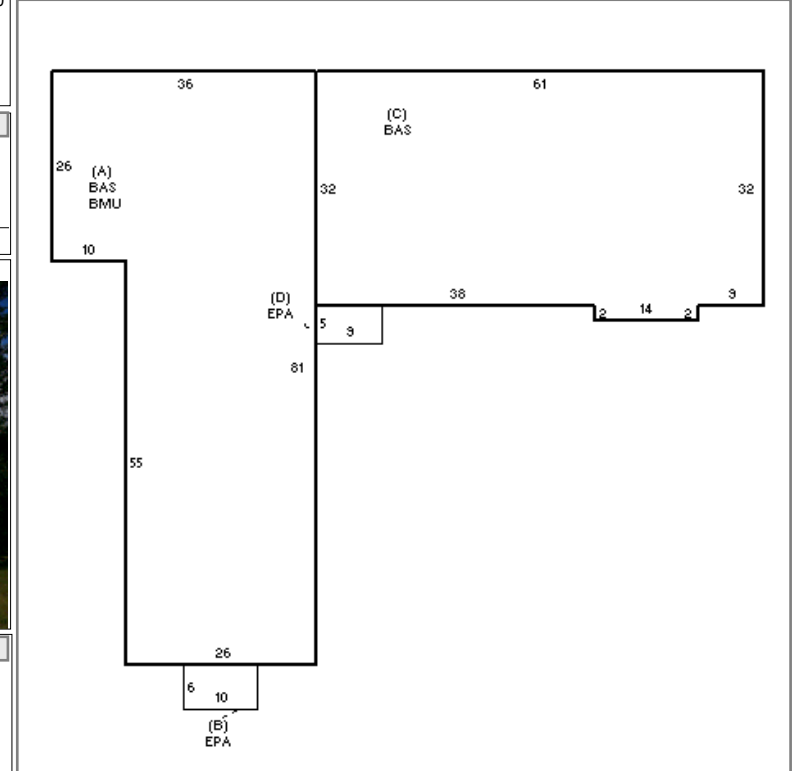
TOTAL	8.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE				LAND	2,239,200	2,153,300
Infl1	AVG		LAND	524,100	503,900			
N_Index	AVG		DETACHED	58,800	54,100			
			OTHER	493,800	437,000			
					TOTAL	3,315,900	3,148,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		60,000	1.20	50,400
SW2	A	1.00	10 0.90	3 X 8	24	21.80	500
DGF	A	1.00	30 0.70	12X20	240	46.93	7,900



BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	BC
MODEL	5		CIM-5	LIST	10/10/2017	BC
STYLE	99	1.65	CHURCHES [100%]	REVIEW	1/28/2019	DB
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	818,858
NET AREA	8,692	DETAIL ADJ	1.598	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,366		18.40	43,534	CONDITION ELEM	CD
\$NLA(RCN)	\$94	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	EPA	N	ENCL PORCH	105		38.50	4,043	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	4,346	1957	110.51	480,295	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00		BMF	L	BSMT FIN	2,366	1957	44.56	105,428	CDN/APP	A
				FLOOR COVER	1	HARDWOOD	1.00		USF	L	UP-STRY FIN	1,980	1957	93.72	185,558		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										



EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$524,100

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9600	100	CHUR.MOSQ.SYNA.TEMP				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

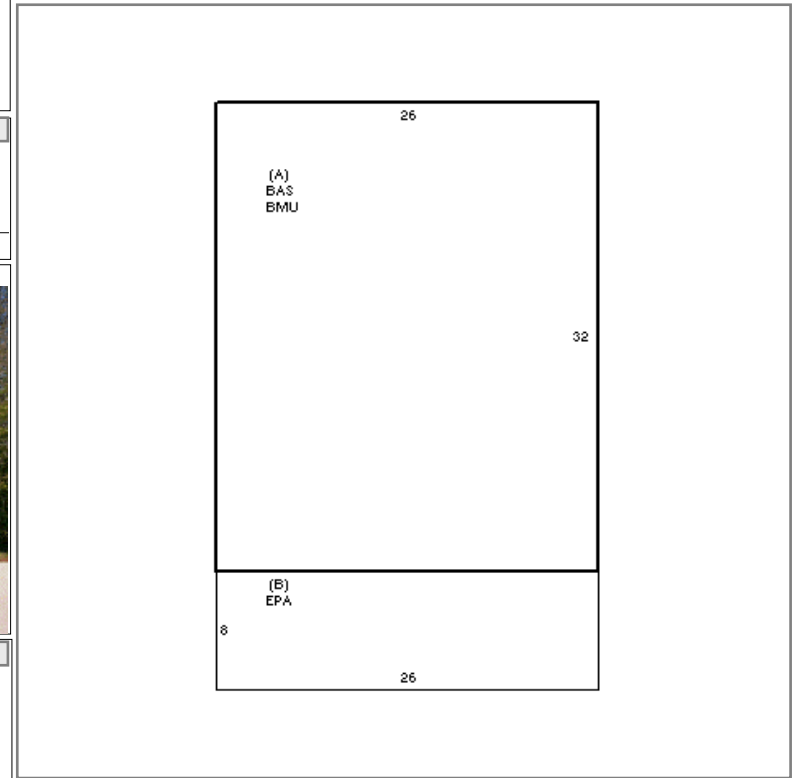
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	165,300	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/10/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/10/2017	BC
MODEL	1		RESIDENTIAL	LIST	10/10/2017	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	1/28/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	832	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	832		36.08	30,017
\$NLA(RCN)	\$248	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	832	1900	196.20	163,240
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	208		64.54	13,425
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00								
ROOMS	5	ADJ	1.00	FLOOR COVER	3	W/W CARPET	1.00								
BEDROOMS	3		1.00	INT. FINISH	1	PLASTER	1.00								
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00								
FIXTURES	5		1.00	FUEL SOURCE	2	GAS	1.00								
GARAGE CAPACITY	0		1.00	USE	0		1.00								
% BSMT FINISH	0		1.00												
# OF HALF BATHS	0		1.00												
# OF UNITS	0		1.00												

TOTAL RCN	206.683	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$165,300	

