

Key: 8349

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.509

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SCOTT R HUNTER & ELOUISE C TRS R HUNTER & ELOUISE SCOTT TR PO BOX 3566 POCASSET, MA 02559-3566		38.4-14-0		290 BARLOWS LANDING RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SCOTT R HUNTER & ELOUISE		03/21/2006	F	100	20839-142
SCOTT R HUNTER & ROLAND ROBERT C JR		10/14/2005	QS XX	580,000	20366-283 03277-0208

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE DWELLING			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS23-06		11	SPLITS/SUBS		12/31/2021		100	100
11619	10/07/2011	1	NEW CONSTRUC	375,000	11/16/2012	TL	100	100
08358	07/11/2008	4	DETACH.STRUC	81,000	10/14/2009	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	227,210
300	A	0.312	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	5,340
325	A	1.102	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	6,600

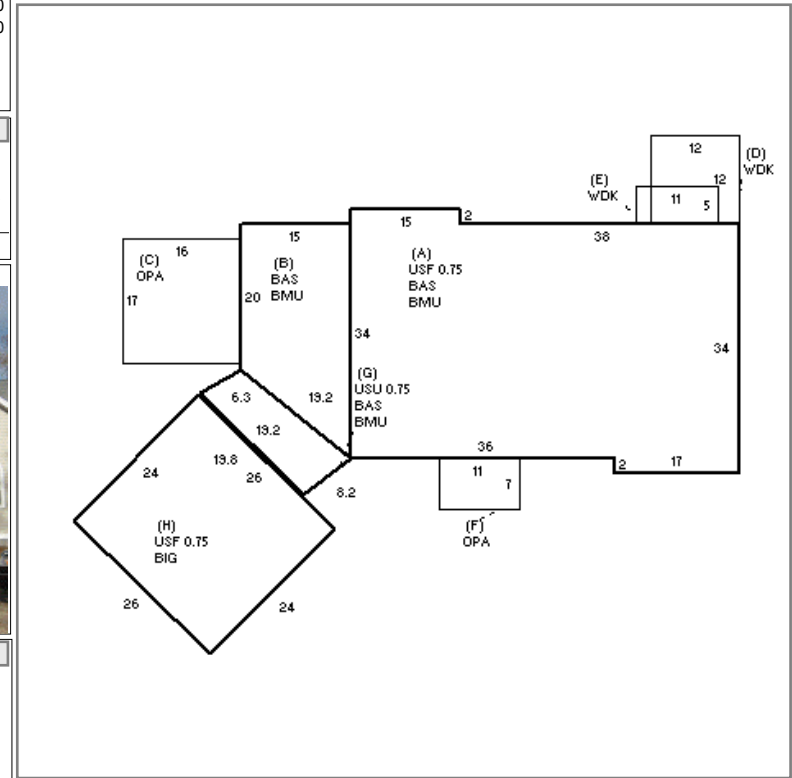
TOTAL	2.332 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N 53,596 sqft upland- 48,006 wetlands /per plan bk 690 pg 92, lot has been subdivided. Prior card 1 is now its own parcel see 292 barlows landing road				LAND	239,200	211,600	
Infl1	AVG					BUILDING	864,700	773,400	
N_Index	AVG					DETACHED	6,300	6,000	
						OTHER	120,200	107,600	
						TOTAL	1,230,400	1,098,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 18X26	1926	312	40.60	6,300



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2016	EST
MODEL	1		RESIDENTIAL	LIST	10/20/2016	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/8/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,286		36.43	83,270
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,286	2011	217.87	498,053
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,788	2011	131.80	235,658
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	349		74.61	26,037
FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	199		44.34	8,823
INT. FINISH	2	DRYWALL	1.00	G	USU	N	UPPER STORY UNF	102		59.37	6,056
HEATING/COOLING	9	WARM-COOL AIR	1.03	H	BIG	N	BUILT-IN GARAGE	624		93.49	58,338
FUEL SOURCE	2	GAS	1.00	FIX	O		XTRA FIXTURES	5		2,699.68	13,498
USE	0		1.00								



YEAR BLT	2011	SIZE ADJ	0.985
NET AREA	4,074	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.170

TOTAL RCN	929,734	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2012 / 10	
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD	\$864,700	

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

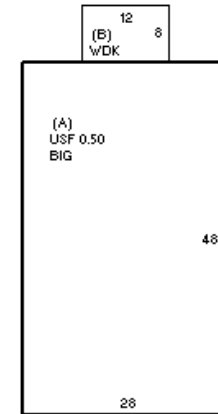
LAND

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	120,200	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2016	EST
MODEL	1		RESIDENTIAL	LIST	10/20/2016	TL
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	4/8/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2009	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	132,142	
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	1,344		53.97	72,540	CONDITION ELEM	CD	
\$NLA(RCN)	\$197	OVERALL	0.720	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	672	2009	83.85	56,345	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	96		33.93	3,257	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN		
				FLOOR COVER	3	W/W CARPET	1.00									BATHS		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		3	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		5	1.00															
GARAGE CAPACITY		2	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
																EFF.YR/AGE	2010 / 12	
																COND	99%	
																FUNC	0	
																ECON	0	
																DEPR	9% GD 91	
																RCNLD	\$120,200	