Key: 8352

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,513

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IANDOLI SUZANNE **PO BOX 459** **POCASSET, MA 02559**	**38.4-18-0**	**286 BARLOWS LANDING RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
IANDOLI SUZANNE	02/22/2016	QS	175,000	29465-211
HOWARTH MATTHEW J	02/02/2009	QS	224,000	23416-220
FRASER JAMES L TR OF	11/16/2007	N		22476-235

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09338	07/01/2109	6	FENCE	3,500	08/21/2009		100	100

LAND

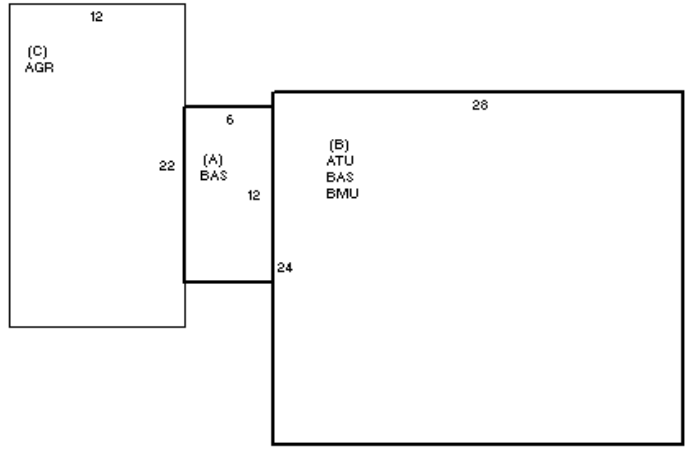
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,328	11 1.00	100 1.00	100 1.00	247,485	3.70	A 1.00	R06 1.05			175,030

TOTAL	8,320 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,000	154,900
BUILDING	202,400	126,200
DETACHED	0	0
OTHER	0	0
TOTAL	**377,400**	**281,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/31/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/31/2023	SL
LIST	7/31/2023	EST
REVIEW	8/28/2023	TL

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	744	DETAIL ADJ	1.000
$NLA(RCN)	$316	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	72	1930	208.30	14,998
B	BMU	N	BSMT UNFINISHED	672		46.48	31,236
B	BAS	L	BASE AREA	672	1930	208.29	139,973
B	ATU	N	ATTIC UNF	672		42.18	28,342
C	AGR	N	ATT GARAGE	264		70.48	18,607
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	235,307

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$202,400