Key: 8353

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,514

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN RALPH A & **ELEANOR T BROWN** **PO BOX 538** **POCASSET, MA 02559-0538**	**38.4-19-0**	**282 BARLOWS LANDING RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN RALPH A & BROWN RALPH A &	02/07/2014 02/05/1997	F XX	10	27977-78 10598-281

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	%
EXB-21-247	04/06/2021	15	INSULATE/WEA	1,214			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	8,308	11	1.00	100	1.00	100	1.00	247,485	3.71	A	1.00	R06	1.05			175,000

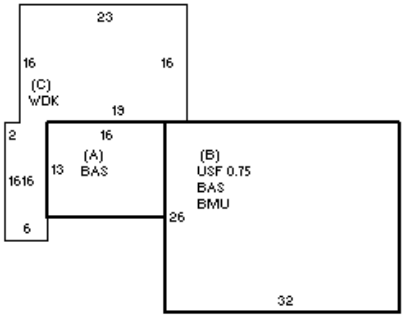
TOTAL	8,320 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	175,000	154,900
BUILDING	289,600	253,200
DETACHED	1,200	1,700
OTHER	0	0
TOTAL	**465,800**	**409,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X18		144	16.42	1,200

PHOTO 07/25/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/25/2023	SL
LIST	7/25/2023	EST
REVIEW	7/25/2023	SL

YEAR BLT	1952	SIZE ADJ	1.010
NET AREA	1,664	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,040	1952	211.34	219,789
B	BMU	N	BSMT UNFINISHED	832		40.14	33,400
B	USF	L	UPPER STORY FIN	624	1952	119.71	74,696
C	WDK	N	WOOD DECK	464		23.52	10,911
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	2		2,344.35	4,689

TOTAL RCN	353,183

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

EFF.YR/AGE	2001 / 21		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$289,600