Key: 8357

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,518

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITCHER EUGENE &	38.4-24-0	280 BARLOWS LANDING RD
MARY E WHITCHER		
PO BOX 922		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITCHER EUGENE &	08/26/2010	QS	80,000	24779-338
BROWN SANDRA P	02/22/2005	F		19550-150
BROWN SANDRA P &		XX		03168-0120

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

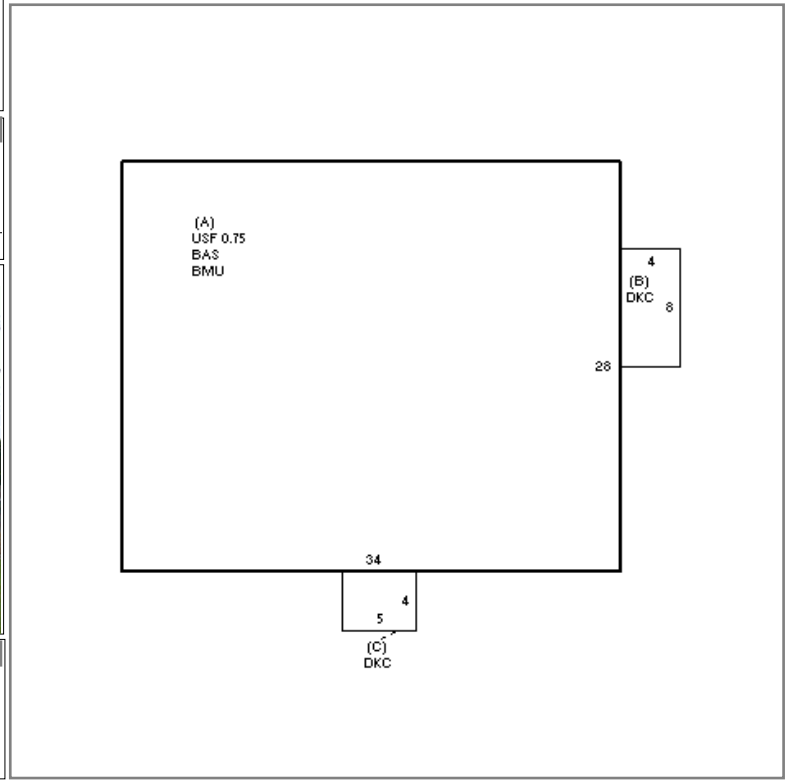
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-34	01/28/2021	3	ALT/RENO	25,000	07/01/2021	TL	100	100
191183	12/16/2019	1	NEW CONSTRUC	219,000	07/01/2021	RP	100	100
08446	08/20/2008	5	DEMOLITIONS		02/09/2009	DB	100	100
06675	10/23/2006	3	ALT/RENO	6,818	12/20/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,314	11 1.00	100 1.00	100 1.00	247,485	3.70	A 1.00	R06 1.05			175,000

TOTAL	8,320 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	fire 7/09		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	175,000	154,900
BUILDING	339,000	300,000
DETACHED	0	0
OTHER	0	0
TOTAL	**514,000**	**454,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/23/2020

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	1/6/2021	RP
LIST	7/1/2021	EST
REVIEW	8/5/2021	RP

YEAR BLT	2020	SIZE ADJ	1.010
NET AREA	1,666	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	952		39.78	37,867
A	BAS	L	BASE AREA	952	2020	216.31	205,928
A	USF	L	UPPER STORY FIN	714	2020	118.61	84,685
+	DKC	N	DECK-COMPOSITE	52		68.49	3,562
	FIX	O	XTRA FIXTURES	3		2,323.03	6,969

TOTAL RCN 339,011

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

EFF.YR/AGE 2021 / 1

COND	1 1 %		
FUNC	0		
ECON	0		
DEPR	0	% GD	100

RCNLD $339,000