

Key: 8366

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.528

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
WINGFIELD CHRISTINE 273 BARLOWS LANDING RD POCASSET, MA 02559		38.4-33-0		273 BARLOWS LANDING RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
WINGFIELD CHRISTINE		12/03/2013	F	100	27861-333		
SHERIDAN CHRISTINE		03/28/2012	S	199,900	26196-311		
FEDERAL NATIONAL MORTGAGE		05/03/2011	L	275,849	25426-140		

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-22-624	09/22/2022	3	ALT/RENO		03/22/2023	SL	100 100
EXB-20-266	09/14/2020	9	DECK	5,731	03/22/2023	SL	100 100
151152	12/10/2015	3	ALT/RENO	8,656			100 100
14317	05/06/2014	10	WOODSTOVE	4,200	08/14/2014		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,550	11	1.00	100	1.00	100	1.00	247,485	1.67	A	1.00	R06	1.05			195,170

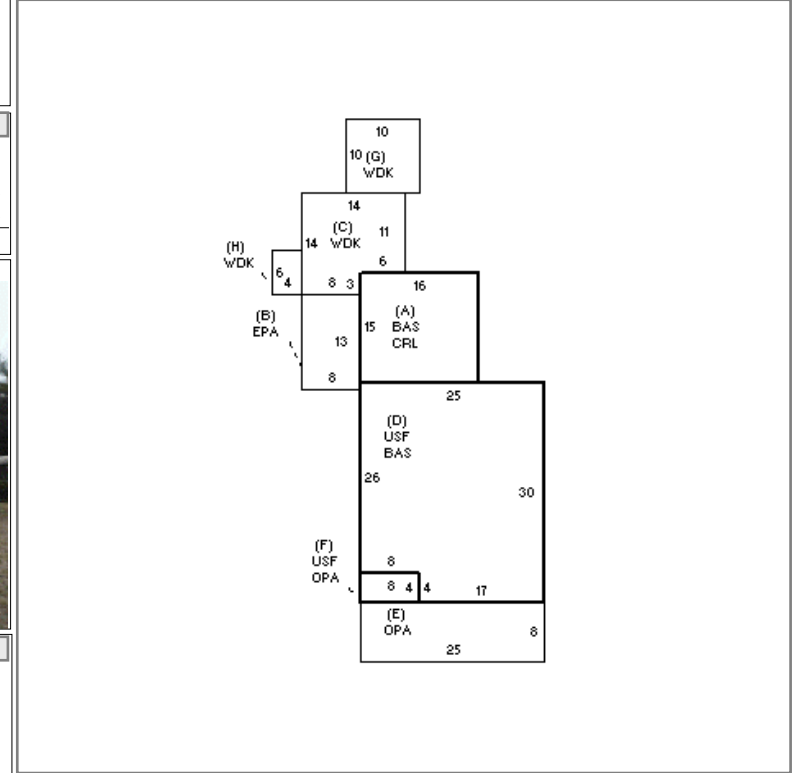
TOTAL	20,560 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	195,200	172,700			
Infl1	AVG		BUILDING	273,300	238,900			
N_Index	AVG		DETACHED	6,900	7,900			
			OTHER	0	0			
			TOTAL	475,400	419,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	50 0.50	18 X 19		342	40.60	6,900



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/22/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,708	DETAIL ADJ	1.000
\$NLA(RCN)	\$205	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	240		37.72	9,052
EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	104		90.57	9,419
ROOF SHAPE	2	HIP	1.02	+	WDK	N	WOOD DECK	302		23.52	7,102
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	958	1900	218.31	209,145
FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	750	1900	119.70	89,778
INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	232		64.79	15,032
HEATING/COOLING	9	WARM-COOL AIR	1.03	CPC	O		CAPE CELLAR	1		4,157.00	4,157
FUEL SOURCE	1	OIL	1.00	FIX	O		XTRA FIXTURES	1		2,344.90	2,345
USE	0		1.00	MST	O		MAS/METAL STACK	1		4,393.70	4,394

TOTAL RCN	350,423
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$273,300