Key: 8370

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,532

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURRAN DAVID ETUX MARY CURRAN PO BOX 328 POCASSET, MA 02559	38.4-36-0	255 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURRAN DAVID ETUX	01/28/2008	A	365,000	(185106)
LAMBORGHINI VIRGINIA & L	12/07/2007	F		(184757)
CAHIR EDITH R		XX		00215-00040

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	%
940207	05/12/1994	4	DETACH.STRUC	500	05/17/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,457	11 1.00	100 1.00	100 1.00	247,485	1.07	A 1.00	R06 1.05			221,380

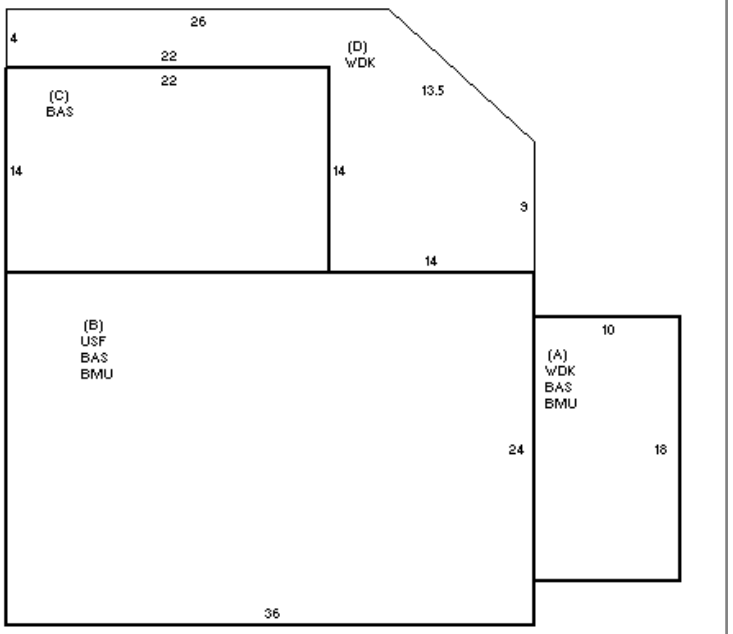
TOTAL	36,460 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	221,400	195,900
BUILDING	360,100	294,100
DETACHED	15,900	8,200
OTHER	0	0
TOTAL	**597,400**	**498,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 32		512	29.72	13,700
SHF	A 1.00	50 0.50	8 X 10			0.00	
PTD	A 1.00	10 0.90	24 X 50		688	3.53	2,200

PHOTO 07/26/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/26/2023	SL
LIST	7/26/2023	EST
REVIEW	8/28/2023	TL

YEAR BLT	1920	SIZE ADJ	1.005
NET AREA	2,216	DETAIL ADJ	1.000
$NLA(RCN)	$208	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	1,044		40.79	42,583
B	USF	L	UPPER STORY FIN	864	1920	120.41	104,038
+	BAS	L	BASE AREA	1,352	1920	210.27	284,284
+	WDK	N	WOOD DECK	475		23.89	11,349
	F21	O	FPL 2S 1OP	1		9,853.40	9,853
	FIX	O	XTRA FIXTURES	4		2,381.98	9,528

TOTAL RCN 461,635

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $360,100