Key: 8374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,536

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARCH DAVID I & JULIA L ARCH P O BOX 1270 POCASSET, MA 02559-1270	38.4-39-1	239 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARCH DAVID I &		XX		03021-0096

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

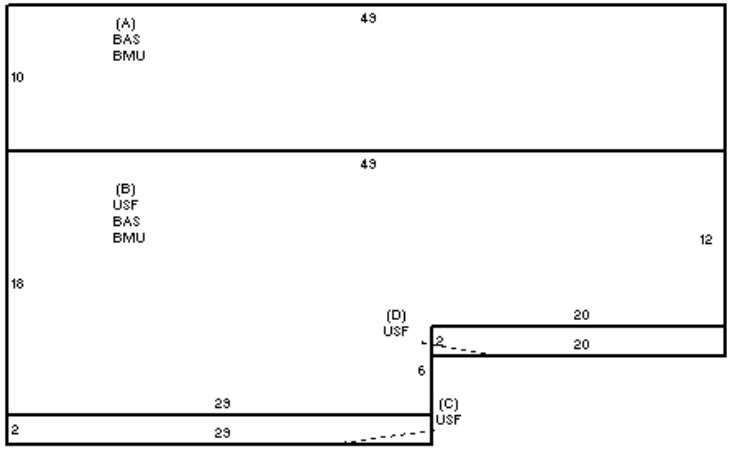
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-77	06/23/2022	4	DETACH.STRUC	155,000	06/23/2023	SL	0	0
B-21-20	01/20/2021	6	FENCE	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R06	1.05			227,210
200	A	0.918	11	1.00	100	1.00	100	1.00	98,910	1.00	A	1.00	R06	1.05			90,800
300	A	0.364	11	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R06	1.05			6,230

TOTAL	2.200 Acres	ZONING	1	FRNT	312
Nbhd	POC	NOTE	ADDTL FRONTAGE ON 310' OF FRONTAGE ON MOUNTAIN RD		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	324,200	287,000
BUILDING	325,600	288,100
DETACHED	1,200	1,700
OTHER	0	0
TOTAL	**651,000**	**576,800**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50	0.50	12 X 12		144	16.42	1,200

PHOTO 09/08/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/10/2023	SL
LIST	2/10/2023	EST
REVIEW	6/23/2023	SL

YEAR BLT	1980	SIZE ADJ	1.005
NET AREA	2,112	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,252		34.39	43,051
+	BAS	L	BASE AREA	1,252	1980	202.33	253,323
+	USF	L	UPPER STORY FIN	860	1980	115.87	99,648
	BMG	O	BSMT GARAGE	2		7,672.25	15,345
	FIX	O	XTRA FIXTURES	5		2,292.20	11,461

TOTAL RCN	422,828

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	uc
ECON	0	
DEPR	23	% GD 77
RCNLD		$325,600