

Key: 8385

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.548

LEG
A
L

CURRENT OWNER				PARCEL ID				LOCATION			
MULLINS SHAWN D 254 BARLOWS LANDING RD POCASSET, MA 02559				38.4-50-0				254 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MULLINS SHAWN D				07/12/2018	QS	346,000	31399-334				
CASWELL EDWARD ALBERT ET				06/22/2017	L	231,105	30578-186				
WELLS FARGO BANK NA				12/23/2016	L	287,254	30188-4				

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	%

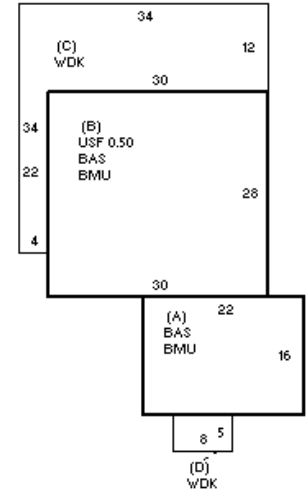
L
A
N
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,160	11	1.00	100	1.00	100	1.00				207,700

TOTAL	28,140 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	LAND		207,700	183,800		
Infl1	AVG		BUILDING		316,800	286,700		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
		TOTAL		524,500	470,500			

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2023	VER
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/28/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,612	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,192		39.04	46,535
+	BAS	L	BASE AREA	1,192	1900	205.52	244,978
B	USF	L	UPPER STORY FIN	420	1900	117.80	49,477
+	WDK	N	WOOD DECK	536		22.87	12,257
	F11	O	FPL 1S 10P	1		8,584.10	8,584
	FIX	O	XTRA FIXTURES	5		2,279.94	11,400
	JAC	O	JACUZZI	1		13,147.00	13,147

TOTAL RCN	386.377
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$316,800