Key: 8427

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,589

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORRIVEAU PAUL J & JANE H CORRIVEAU 174 BARLOWS LANDING RD POCASSET, MA 02559-1955	39.0-37-0	174 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORRIVEAU PAUL J &	06/30/1976	QS	36,900	2362-232

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	%
04746	10/08/2004	10	WOODSTOVE	1,800	03/28/2005	TL	100	100
970592	11/24/1997	10	WOODSTOVE	150	05/06/1998	JS	100	100
890292	05/22/1989	2	ADDITIONS	1,500	03/13/1990	PR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,600	11 1.00	100 1.00	100 1.00	247,485	2.54	A 1.00	R06 1.05			182,070

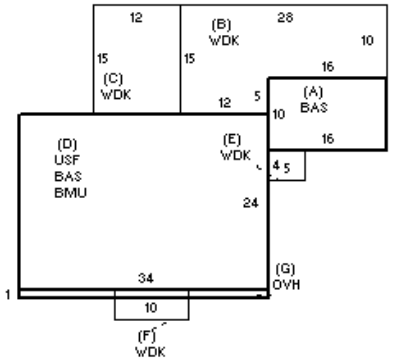
TOTAL	12,589 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	182,100	161,100
BUILDING	278,900	248,900
DETACHED	8,200	12,600
OTHER	0	0
TOTAL	**469,200**	**422,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	16 X 20		320	40.60	6,500
SHF	A 1.00	50 0.50	7 X 16 ATTAC		112	16.42	900
SHF	A 1.00	50 0.50	7 X 14 ATTAC		98	16.90	800

PHOTO 08/01/2023



BLDG COMMENTS

BUILDING

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

MEASURE	8/1/2023	SL
LIST	8/1/2023	SL
REVIEW	8/1/2023	SL

YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,826	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	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
A	BAS	L	BASE AREA	160	1989	208.30	33,328
+	WDK	N	WOOD DECK	580		22.44	13,013
D	BMU	N	BSMT UNFINISHED	816		38.30	31,255
D	BAS	L	BASE AREA	816	1973	208.30	169,972
D	USF	L	UPPER STORY FIN	816	1973	113.08	92,270
G	OVH	L	OVERHANG	34	1973	190.21	6,467
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN 362,269

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		
ECON	0		
DEPR	23	% GD	77

RCNLD $278,900