Key: 8428

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,590

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEBENEDICTIS JOSEPH & LINDA TR DEBENEDICTIS FAMILY 2020 RLTY 180 BARLOWS LANDING RD POCASSET, MA 02559	39.0-38-0	180 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEBENEDICTIS JOSEPH & LIN	06/15/2020	F	100	32984-291
DEBENEDICTIS JOSEPH G &	03/18/1986	QS	89,000	4967-121

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	%
SR-21-38	08/09/2021	4	DETACH.STRUC	6,000			100	100
19394	05/07/2019	14	SOLAR	20,000			100	100
13035	01/18/2013	2	ADDITIONS	24,000	01/02/2015	TL	100	100
960569	11/13/1996	3	ALT/RENO	2,000	07/28/1997	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	12,500	11 1.00	100 1.00	100 1.00	247,485	2.56	A 1.00	R06 1.05			181,900

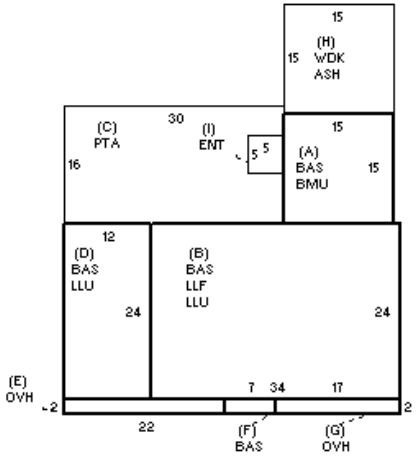
TOTAL	12,502 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	181,900	161,000
BUILDING	359,400	318,100
DETACHED	2,900	2,700
OTHER	0	0
TOTAL	**544,200**	**481,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	12 X 14	2021	168	19.14	2,900

PHOTO 11/10/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/5/2015	SW
LIST	1/2/2015	TL
REVIEW	9/16/2016	DB

YEAR BLT	1972	SIZE ADJ	1.005
NET AREA	2,237	DETAIL ADJ	1.000
$NLA(RCN)	$194	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	63	1.00
# OF HALF BATHS	2	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	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	BMU	N	BSMT UNFINISHED	225		65.40	14,714
A	BAS	L	BASE AREA	225	2013	200.26	45,058
+	LLU	N	LOWER LEVEL UNF	1,104		34.13	37,681
B	LLF	L	LOWER LEVEL FIN	816	1972	58.09	47,398
C	PTA	N	PATIO	480		14.49	6,953
+	OVH	L	OVERHANG	78	1972	192.93	15,048
+	BAS	L	BASE AREA	1,118	1972	200.26	223,888
H	ASH	N	ATT SHED	225		22.91	5,154
H	WDK	N	WOOD DECK	225		27.59	6,208
I	ENT	N	ENCLOSED ENTRY	25		121.66	3,041
	BMG	O	BSMT GARAGE	1		7,593.50	7,594
	F12	O	FPL 1S 2OP	1		8,969.80	8,970
	FIX	O	XTRA FIXTURES	5		2,268.66	11,343

TOTAL RCN	433,050

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$359,400