Key: 8434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,596

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GONSALVES PAUL & ROBERT CO-TRS GRACE B BROOKS TRUST 154 BARLOWS LANDING ROAD POCASSET, MA 02559	39.0-44-0	154 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GONSALVES PAUL & ROBERT C	05/24/2017	F		30843-255
BROOKS GRACE B TR OF	03/23/2006	F	10	20843-253
BROOKS GRACE B	12/28/1995	XX		9991-175

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	%
970369	07/11/1997	6	FENCE	3,899	05/06/1998	JS	100	100
890486	08/08/1989	4	DETACH.STRUC	649	01/01/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,930	11 1.00	100 1.00	100 1.00	247,485	2.67	A 1.00	R06 1.05			180,960

TOTAL	11,935 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

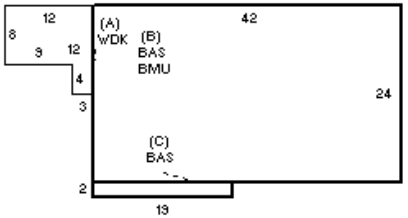
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	181,000	160,200
BUILDING	189,400	168,900
DETACHED	0	700
OTHER	0	0
TOTAL	**370,400**	**329,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8	1989		0.00	

PHOTO 07/27/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/27/2023	SL
LIST	7/27/2023	EST
REVIEW	8/28/2023	TL

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,046	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	108		38.91	4,202
B	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189
+	BAS	L	BASE AREA	1,046	1973	189.00	197,694
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN	245,979

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			$189,400