

Key: 8435

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.597

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CURRENT OWNER					PARCEL ID			LOCATION			
PATRICO DAVID M AND LISA M PATRICO P O BOX 592 MONUMENT BEACH, MA 02553-0592					39.0-45-0			160 BARLOWS LANDING RD			
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)			
					06/12/1998	QS	112,000	11496-25			

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	%

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,300	11	1.00	100 1.00	247,485	2.80	A	1.00	R06	1.05	179,920

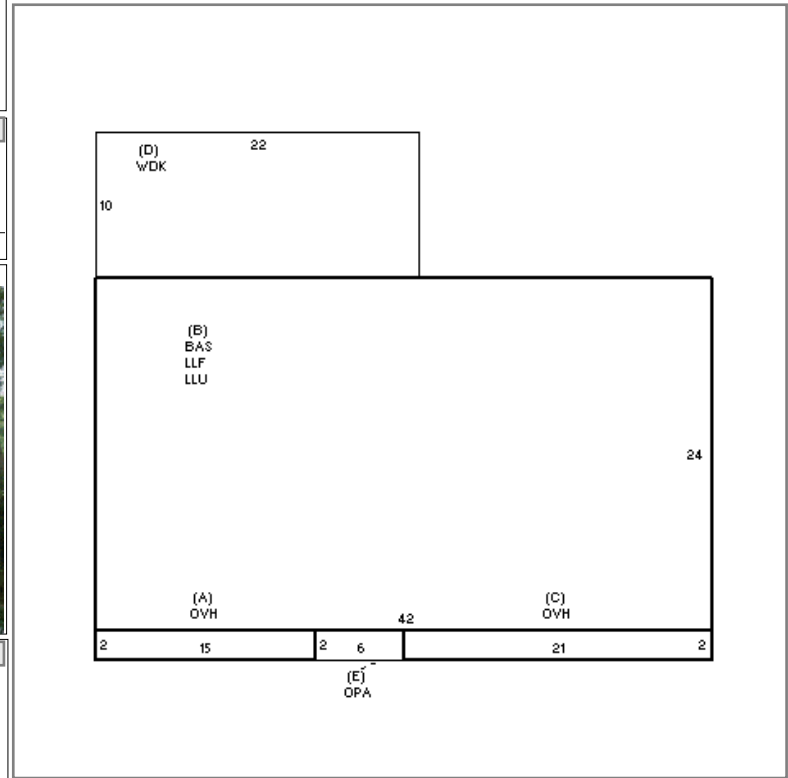
TOTAL	11,282 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	179,900	159,200			
Infl1	AVG		BUILDING	251,800	222,900			
N_Index	AVG		DETACHED	1,300	1,900			
			OTHER	0	0			
			TOTAL	433,000	384,000			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8			0.00	
WDK	A	1.00	50 0.50 12 X 12		144	18.30	1,300



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	7/27/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/27/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/27/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.005
NET AREA	2,088	DETAIL ADJ	1.000
\$NLA(RCN)	\$157	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OVH	L	OVERHANG	72	1972	189.28	13,628
EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,008		33.49	33,755
ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	1,008	1972	56.99	57,446
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,008	1972	200.64	202,248
FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	220		27.07	5,956
INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	12		99.38	1,193
HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP		1		8,380.40	8,380
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		2		2,225.75	4,452
USE	0		1.00								

TOTAL RCN	327,058
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	\$251,800