

Key: 8461

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.625

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION	
PLANTE ERNEST A JR TR OF C/O BARLOWS LANDING LLC 45 BARLOWS LANDING RD POCASSET, MA 02559		39.0-68-0		45 BARLOWS LANDING RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BARLOWS LANDING LLC		06/28/2023	A	975,000	35865-243
PLANTE ERNEST A JR TR OF		08/26/1997	O	415,000	10918-156

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3160	100	OTHR STORAGE.WAREHSE		6	1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
980127	03/23/1998	6	FENCE	3,400	01/26/1999	JS	0	100
980025	01/14/1998	3	ALT/RENO	2,000	01/26/1999	JS	0	100
980003	01/03/1998	7	SIGN	1,900	01/26/1999	JS	0	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-5	1.00	100	546,600	1.48	A	1.00	65	1.20	372,050
303	A	2,600	C-5	1.00	100	27,360	1.00	A	1.00	65	1.20	71,140

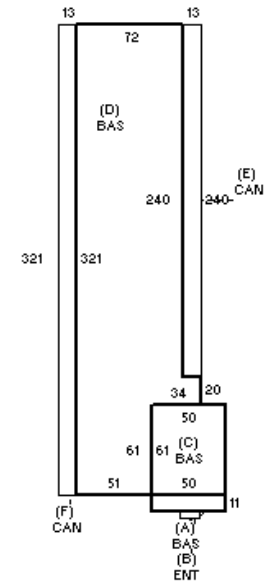
TOTAL	3.060 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	443,200	827,200		
Infl1	AVG		BUILDING	546,900	475,100		
N_Index	AVG		DETACHED	35,400	32,700		
			OTHER	0	0		
		TOTAL		1,025,500	1,335,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		46,321	1.20	27,800
C06	A	1.00	50 0.50		942	10.10	4,800
SM2	A	1.00	30 0.70	8 X 12	96	42.40	2,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	RP
MODEL	5		CIM-5	LIST	7/6/2021	RP
STYLE	56	0.83	WAREHOUSE [86%]	REVIEW	6/28/2023	RP
QUALITY	L	0.80	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	841,363
NET AREA	25,691	DETAIL ADJ	0.717	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	550	1968	29.74	16,357	CONDITION ELEM	CD
\$NLA(RCN)	\$33	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	ENT	N	ENCL ENTRY	65		22.40	1,456	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	3,050	1968	29.74	90,708	INTERIOR	A
				ROOF COVER	10	METAL	1.00	D	BAS	L	BASE AREA	22,091	1968	29.74	656,995	CDN/APP	A
				FLOOR COVER	9	CONCRETE	0.95	E	CAN	N	CANOPY	3,120		10.40	32,448		
				INT. FINISH	6	MINIMUM	0.95	F	CAN	N	CANOPY	4,173		10.40	43,399		
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

EFF.YR/AGE	1978 / 44
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$546,900