

Key: 8634

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.805

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CURRENT OWNER				PARCEL ID				LOCATION			
SHEPARD DOROTHY KNAUS PO BOX 474 POCASSET, MA 02559				39.0-182-0				90 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEPARD DOROTHY KNAUS SHEPARD JAMES F &				01/22/2019	F XX		1 (221697) 00660-0066				

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	%

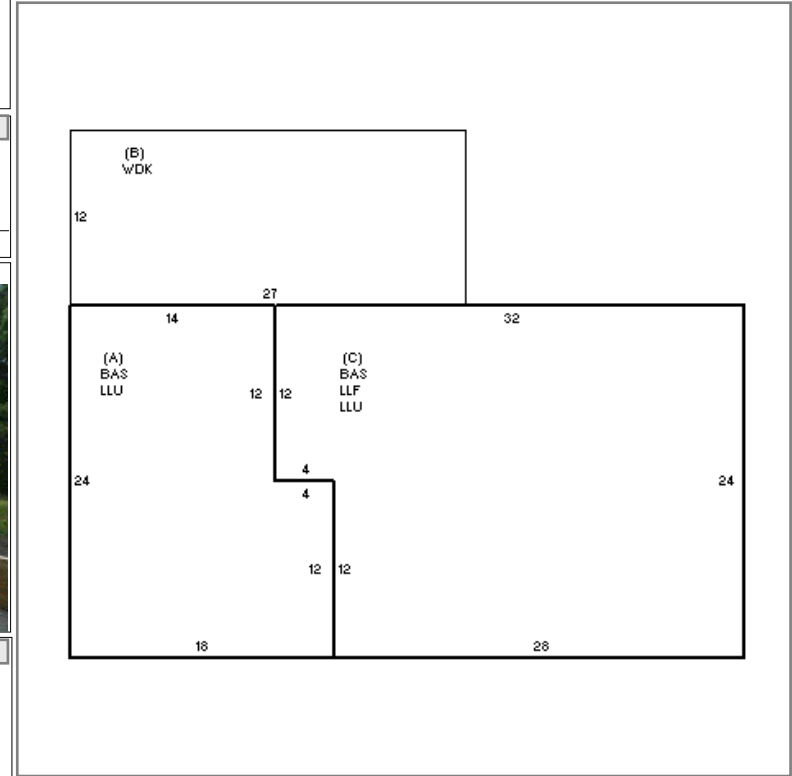
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,045	11	1.00	100	1.00	100	1.00	247,485	1.71	A	1.00	R06	1.05				194,330

TOTAL	20,038 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	LAND	194,300	172,000			
Infl1	AVG		BUILDING	286,400	254,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	480,700	426,700			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	



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BUILDING	CD	ADJ	DESC	MEASURE	7/24/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/24/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/24/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,824	DETAIL ADJ	1.000
\$NLA(RCN)	\$189	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	65	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	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
+	LLU	N	LOWER LEVEL UNF	1,104		34.30	37,868
+	BAS	L	BASE AREA	1,104	1978	205.52	226,892
B	WDK	N	WOOD DECK	324		22.87	7,410
C	LLF	L	LOWER LEVEL FIN	720	1978	66.06	47,564
	BMG	O	BSMT GARAGE	1		7,631.20	7,631
	F11	O	FPL 1S 1OP	1		8,584.10	8,584
	FIX	O	XTRA FIXTURES	4		2,279.85	9,119

TOTAL RCN	345,068
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$286,400