Key: 8636

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,807

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEAL JOHN W & KRISTIE S TRS JOMACO REVOCABLE TRUST 1 WINNIE'S WAY EAST SANDWICH, MA 02537	39.0-184-0	98 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEAL JOHN W & KRISTIE S T	03/27/2018	F	10	(215718)
NEAL JOHN W	02/07/2017	U	170,000	(212045)
STAIGER LAURA	09/01/2010	U	180,000	(192336)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,080	11 1.00	100 1.00	100 1.00	247,485	1.70	A 1.00	R06 1.05			194,390

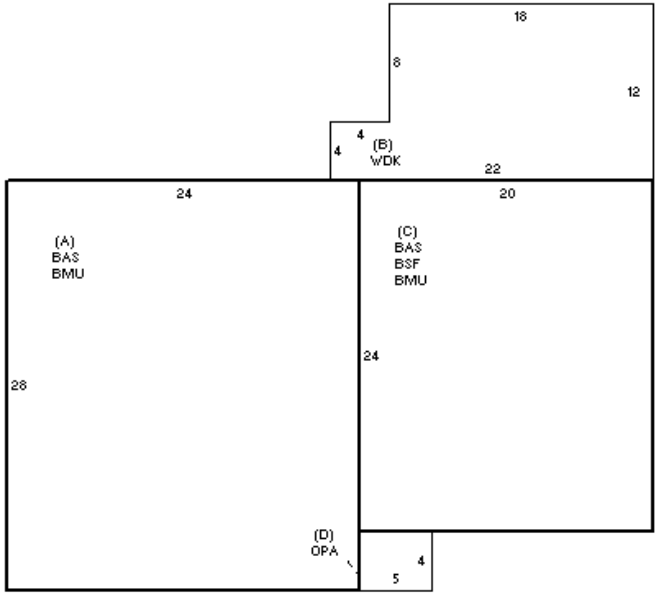
TOTAL	20,081 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	194,400	172,000
BUILDING	238,700	209,900
DETACHED	11,300	9,800
OTHER	0	0
TOTAL	**444,400**	**391,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	14 X 22		308	40.60	11,300
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 08/01/2023



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	8/1/2023	SL
LIST	8/1/2023	EST
REVIEW	8/1/2023	SL

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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
+	BMU	N	BSMT UNFINISHED	1,152		37.38	43,065
+	BAS	L	BASE AREA	1,152	1985	196.79	226,707
B	WDK	N	WOOD DECK	232		26.55	6,160
C	BSF	N	BSMT SEMI-FIN	480		18.85	9,047
D	OPA	N	OPEN PORCH	20		97.44	1,949
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	5		2,183.16	10,916

TOTAL RCN 306,063

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $238,700