

Key: 8639

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.810

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PEREZ SUSAN 112 BARLOWS LANDING RD POCASSET, MA 02559				39.0-187-0				112 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEREZ SUSAN				08/16/2021	QS	479,000	(227260)				
TEIXEIRA-BADGER DAWN				05/18/2018	QS	345,000	(216208)				
FRAZIER CHRISTINE TR CHRI				03/07/2013	F		(185639)				

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	%
970042	01/29/1997	12	CYCLICAL		08/21/2018	DB	100	100
960395	08/20/1996	3	ALT/RENO	80,000	08/19/1997	JC	100	100
		3	ALT/RENO	6,500	08/19/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,032	11	1.00	100	1.00	100	1.00		A	1.00	R06	1.05					194,310

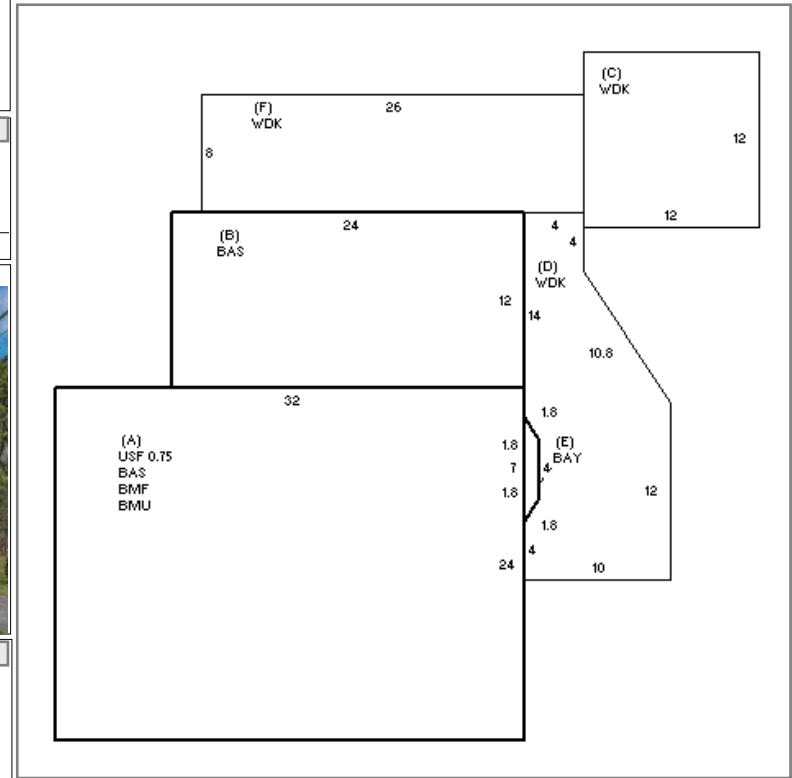
TOTAL	20,038 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	194,300	172,000			
Infl1	AVG		BUILDING	340,200	301,100			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	535,800	474,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 8 X16		128	16.42	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/13/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/13/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		53.00	40,704
EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	768		50.45	38,744
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1986	126.69	72,975
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,056	1986	221.03	233,407
FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	546		24.59	13,429
INT. FINISH	2	DRYWALL	1.00	E	BAY	L	BAYWINDOW	6	1986	208.60	1,252
HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	O	XTRA FIXTURES	3		2,452.10	7,356
FUEL SOURCE	2	GAS	1.00	HTB	O	O	HOT TUB	1		7,066.10	7,066
USE	0		1.00								

TOTAL RCN	414,932
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$340,200