Key: 8640

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,811

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELLIHER COLLEEN M P O BOX 1074 POCASSET, MA 02559-1074	39.0-188-0	116 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELLIHER COLLEEN M		XX		00845-0020

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	%
EXB-22-813	12/05/2022	15	INSULATE/WEA	5,110	04/13/2023	SL	100	100
02708	10/22/2002	2	ADDITIONS	26,000	10/03/2006	MJ	100	100
910414	09/17/1991	2	ADDITIONS	8,500	01/22/1998	JS	100	100

LAND

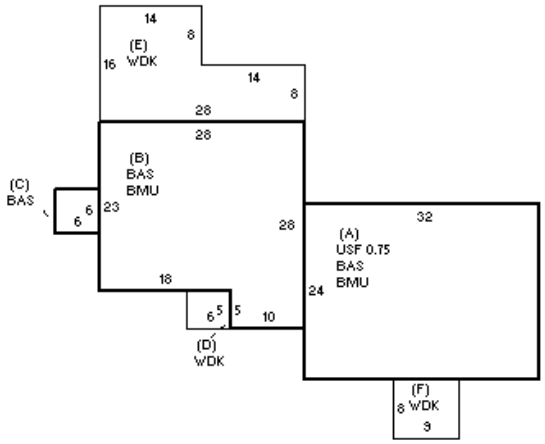
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,046	11 1.00	100 1.00	100 1.00	247,485	1.71	A 1.00	R06 1.05			194,330

TOTAL	20,038 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	194,300	172,000
BUILDING	364,400	343,400
DETACHED	0	0
OTHER	0	0
TOTAL	**558,700**	**515,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12			0.00	

PHOTO 04/13/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/13/2023	SL
LIST	4/13/2023	EST
REVIEW	5/2/2023	TL

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,074	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	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
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,462		35.96	52,572
A	BAS	L	BASE AREA	768	1985	206.50	158,589
A	USF	L	UPPER STORY FIN	576	1985	123.85	71,339
+	BAS	L	BASE AREA	730	2003	206.50	150,743
+	WDK	N	WOOD DECK	438		24.04	10,531
	FIX	O	XTRA FIXTURES	3		2,397.17	7,192
	MST	O	MAS/METAL STACK	1		4,492.30	4,492

TOTAL RCN	455,458

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$364,400