

Key: 8678

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.852

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|--|--|------------|------------------------|------------|--------------|
| J & C PROPERTIES LTD 66 COUNTY RD BOURNE, MA 02532 | | 39.0-225-3 | 4-3 BARLOWS LANDING RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| J & C PROPERTIES LTD | | 01/07/2016 | B | 75,000 | (C231-3) |
| JOHNSON LESTER M TR OF | | 09/02/1988 | XX | | N/A-N/A |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|----------|--------|------------|----|--------|-----|
| 3430 | 100 | BUS CONDOS | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 09270 | 06/22/2009 | 3 | ALT/RENO | 400 | 09/23/2010 | JB | 0 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| | | | | | | | |
|---------|-------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 3.760 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | | NOTE | LAND | 0 | 0 | 0 | |
| Infl1 | | | BUILDING | 100,900 | 97,000 | | |
| N_Index | | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 100,900 | 97,000 | | |

DETACHED

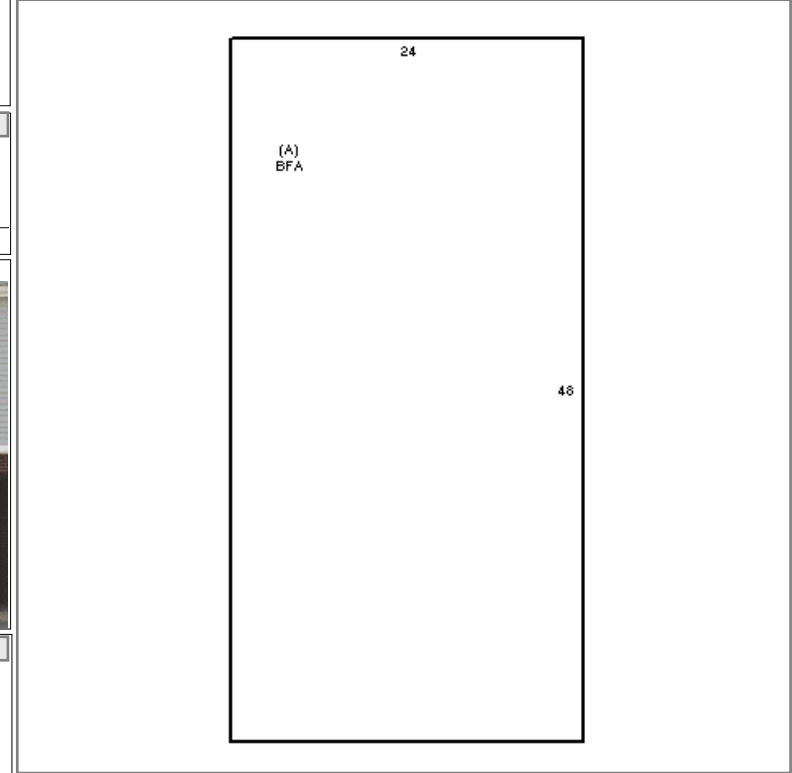
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 05/21/2019 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/20/2019 | RP |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 30 | | COMM CONDOS | LIST | 5/20/2019 | EST |
| STYLE | 11 | 2.00 | RETAIL CONDO [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1986 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 113,329 |
|------------|-------|------------|-------|----------------|-----|-----------------|------|---|-----|---|----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 | COMPLEX | 31 | POCASSET VILL | 0.40 | A | BFA | L | BLD FLOOR AREA | 1,152 | 1986 | 98.38 | 113,329 | | |
| \$NLA(RCN) | \$98 | OVERALL | 0.800 | OCCUPANCY | 1 | YEAR ROUND | 1.00 | | | | | | | | | | |
| | | | | FLOOR/LOC | 1 | FIRST FLOOR | 1.00 | | | | | | | | | | |
| | | | | VIEW INFL | 5 | AVERAGE | 1.00 | | | | | | | | | | |
| | | | | HT/CL | 9 | WARM/COOL AIR | 1.00 | | | | | | | | | | |
| | | | | WDK/PTA/BALC | | | 1.00 | | | | | | | | | | |
| | | | | PARKING | 1 | OUTDOOR 1 SPACE | 1.00 | | | | | | | | | | |
| | | | | NET ADJ(%GOOD) | 100 | 100 %RG | 1.00 | | | | | | | | | | |



| | | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| CDN/APP | A | |
| EFF.YR/AGE | 1986 / 36 | |
| COND | 11 | 11 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 11 | % GD 89 |
| RCNLD | \$100,900 | |