Key: 8702

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,876

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
41A BARLOWS LANDING ROAD LLC 749 HEAD OF THE BAY ROAD UNIT 19E BUZZARDS BAY, MA 02532	39.0-227-1	41-1 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
41A BARLOWS LANDING ROAD	10/22/2018	V	215,000	31609-137
HONAN HARRY J &	09/13/2006	F	10	21344-157
HONAN JUDITH S TR OF	04/19/1996	S	51,500	10158-123

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3430	100	BUS CONDOS		1	1 of 1

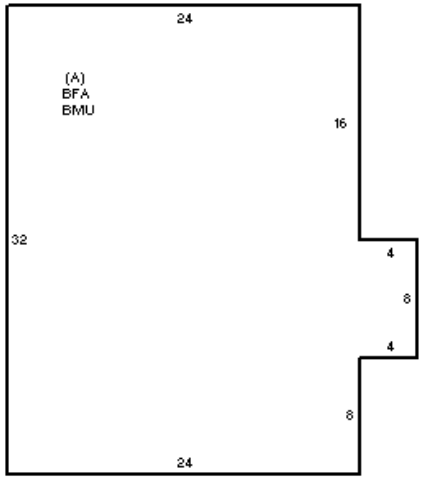
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06002	01/03/2006	7	SIGN		06/08/2007	SM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	40,075 SF	ZONING		FRNT	0
Nbhd		NOTE	Sold with unit B , as a package.		
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	146,500	140,900
DETACHED	0	0
OTHER	0	0
TOTAL	**146,500**	**140,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/20/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	30		COMM CONDOS
STYLE	10	1.80	OFFICE CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2019	RP
LIST	5/20/2019	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	800	DETAIL ADJ	1.000
$NLA(RCN)	$193	OVERALL	1.260

CAPACITY	UNITS	ADJ
ROOMS	6	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
HALFBATHS	2	1.00
FIREPLACES	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	32	LANDING AT POCA	0.70
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	PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	800		21.92	17,539
A	BFA	L	BLD FLOOR AREA	800	1986	170.84	136,670

TOTAL RCN 154,209

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE 2005 / 17

COND	5	5 %	
FUNC	0		
ECON	0		
DEPR	5	% GD	95

RCNLD $146,500