

Key: 9023

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.223

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MACNEIL JOHN A TRS MACNEIL FAMILY TRUST PO BOX 1266 POCASSET, MA 02559		43.1-12-0	440 BARLOWS LANDING RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Certs)	
MACNEIL JOHN A TRS		04/15/2022	F	1	35053-313	
MACNEIL JOHN A		04/27/2017	F	10	30448-14	
MACNEIL JOHN A TR OF THE		09/07/2007	N		22319-270	

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	%
E-21-758	11/16/2021	3	ALT/RENO	18,305			100	100
20006	01/02/2020	15	INSULATE/WEA	3,901	03/02/2020	RP	100	100
18363	05/03/2018	3	ALT/RENO	14,250	10/28/2019	RP	100	100
04786	10/22/2004	4	DETACH.STRUC	25,000	09/29/2006	TL	100	100
04629	08/24/2004	2	ADDITIONS	25,000	09/29/2006	TL	100	100

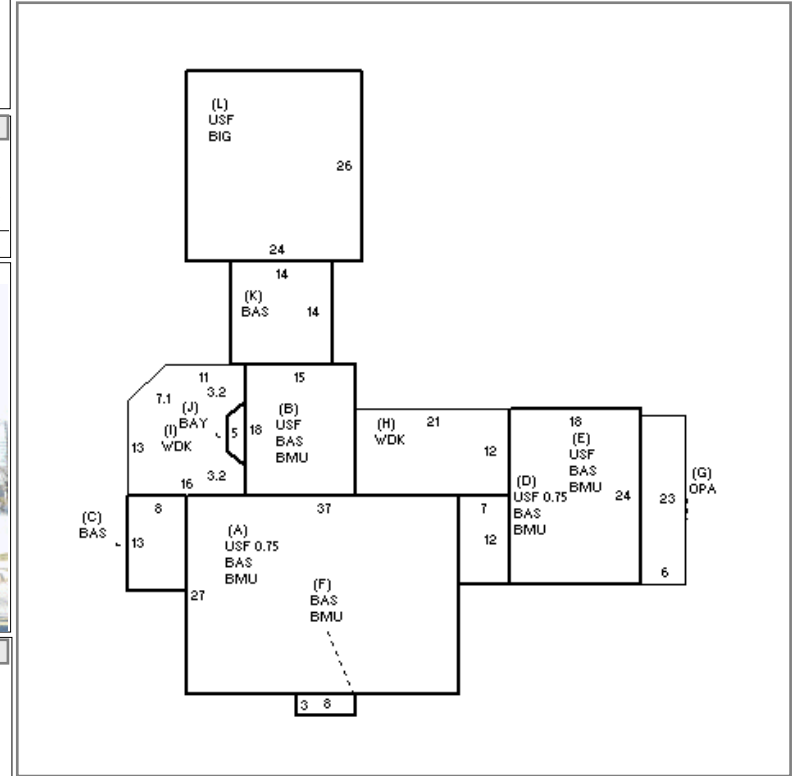
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,000	11	1.00	100	1.00	100	1.00	589,250	2.32	A	1.00	BA+	2.50			438,990

TOTAL	13,983 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Distant obstructed water views	LAND	439,000	341,900			
Infl1	AVG		BUILDING	834,300	738,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,273,300	1,080,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/02/2020



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2020	RP
MODEL	1		RESIDENTIAL	LIST	3/2/2020	RP
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/15/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1750	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,005,133			
NET AREA	4,265	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,809		42.09	76,136					
\$NLA(RCN)	\$236	OVERALL	1.310	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	999	1750	243.94	243,697					
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	749	1750	122.97	92,108					
				ROOF COVER	2	WOOD SHINGLES	1.02	+	BAS	L	BASE AREA	810	1780	243.94	197,593					
				FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	894	2004	122.98	109,940					
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	300	2004	243.94	73,182					
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	USF	L	UPPER STORY FIN	495	1780	122.98	60,873					
				FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	138		97.39	13,440					
				USE	0		1.00	+	WDK	N	WOOD DECK	528		30.32	16,008					
								J	BAY	L	BAYWINDOW	18	2004	257.07	4,627					
								L	BIG	N	BUILT-IN GARAGE	624		104.68	65,319					
									F21	O	FPL 2S 1OP	2		12,503.35	25,007					
									FIX	O	XTRA FIXTURES	9		3,022.66	27,204					
																COND	17	17 %		
																FUNC	0			
																ECON	0			
																DEPR	17	% GD	83	
																RCNLD				\$834,300