

Key: 9046

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.246

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAWKINS RICHARD P JR & SHARON S HAWKINS PO BOX 3535 POCASSET, MA 02559-3535				43.1-38-0				428 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAWKINS RICHARD P JR &				08/07/1984	QS	105,000	4206-158				

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	%
151050	11/12/2015	2	ADDITIONS	35,000	07/07/2016	WFF	100	100
15809	09/09/2015	2	ADDITIONS	105,000	07/07/2016	WFF	100	100
900373	07/24/1990	3	ALT/RENO	30,000	01/11/1993	JS	100	100
900206	05/07/1990	3	ALT/RENO	10,000	01/11/1993	JS	100	100
		13	OTHER				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	10,565	11	1.00	100	1.00	100	1.00	377,120	2.98	A	1.00	BAV	1.60									272,320

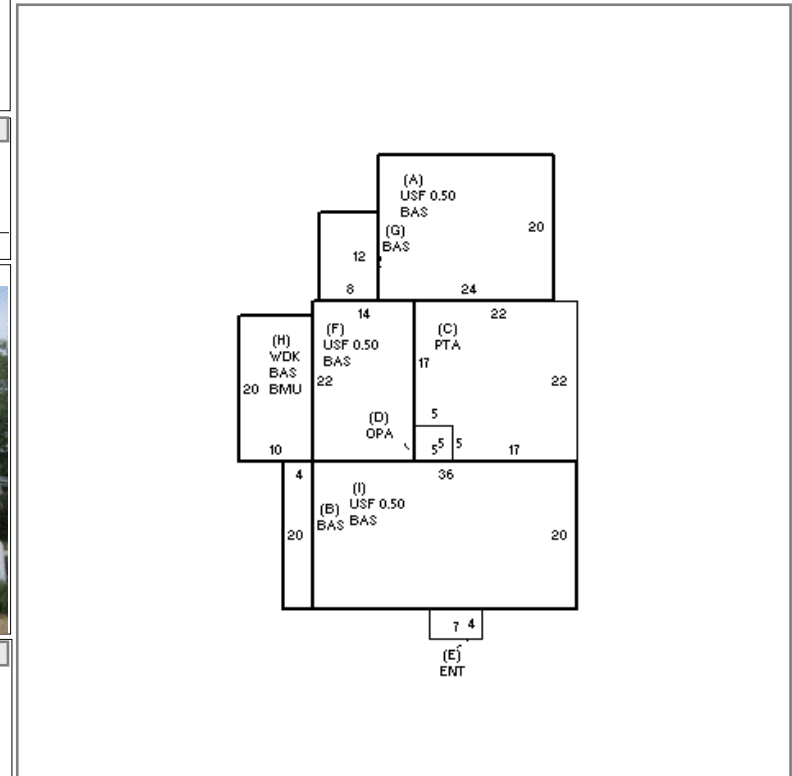
TOTAL	10,565 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	272,300	241,000			
Infl1	AVG		BUILDING	520,000	460,200			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	0	0			
TOTAL				793,700	702,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	F 0.60	12X12		144	16.42	1,400



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/19/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	8/19/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,638	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,684	1800	234.32	394,602
\$NLA(RCN)	\$240	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	754	1800	143.85	108,466
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	459		17.99	8,257
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	25		125.79	3,145
				FLOOR COVER	6	TILE	1.02	E	ENT	N	ENCLOSED ENTRY	28		111.84	3,132
				INT. FINISH	1	PLASTER	1.00	H	BMU	N	BSMT UNFINISHED	200		81.21	16,243
				HEATING/COOLING	2	HOT WATER	1.02	H	BAS	L	BASE AREA	200	2015	234.32	46,865
				FUEL SOURCE	2	GAS	1.00	H	WDK	N	WOOD DECK	200		46.27	9,254
				USE	0		1.00	CPC	O	CAPE CELLAR	1		4,995.60	4,996	
								F11	O	FPL 1S 1OP	1		10,607.80	10,608	
								F21	O	FPL 2S 1OP	1		11,654.30	11,654	
								FIX	O	XTRA FIXTURES	6		2,817.55	16,905	



TOTAL RCN	634,126
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$520,000