Key: 9049

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,249

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KERT CHARLES J REV TRUST 1/2 &	43.1-41-0	420 BARLOWS LANDING RD
CATHERINE F KERT REV TRUST 1/2		
420 BARLOWS LANDING RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KERT CHARLES J REV TRUST	03/31/2022	F	1	35013-147
KERT CHARLES TRS &	12/14/2018	F	1	31727-302
KERT CHARLES J & CATHERIN	09/06/2011	QS	355,000	25662-120

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-331	05/31/2022	14	SOLAR	50,531			100	100
18714	08/22/2018	2	ADDITIONS	246,625	04/19/2019	TL	100	100
17632	08/10/2017	3	ALT/RENO	13,000			100	100
15929	10/22/2015	6	FENCE	5,200	07/07/2016	TL	100	100
15492	06/22/2015	4	DETACH.STRUC	198,000	07/07/2016	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	11 1.00	100 1.00	100 1.00	377,120	1.59	A 1.00	BAV 1.60			300,490

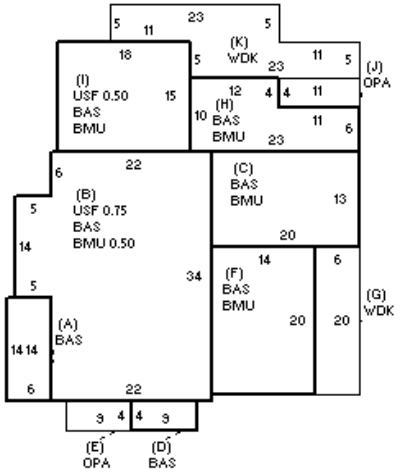
TOTAL	21,780 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	300,500	265,900
BUILDING	609,600	539,400
DETACHED	2,100	2,000
OTHER	110,300	98,600
TOTAL	**1,022,500**	**905,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100

PHOTO 11/10/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/19/2019	TL
LIST	4/19/2019	TL
REVIEW	8/19/2021	RP

YEAR BLT	1893	SIZE ADJ	1.000
NET AREA	2,683	DETAIL ADJ	1.000
$NLA(RCN)	$244	OVERALL	1.240

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,198	1893	230.61	276,265
+	BMU	N	BSMT UNFINISHED	1,405		41.59	58,440
B	USF	L	UPPER STORY FIN	614	1893	141.57	86,924
+	OPA	N	OPEN PORCH	80		93.57	7,485
F	BAS	L	BASE AREA	280	2015	230.60	64,569
+	WDK	N	WOOD DECK	350		27.81	9,734
+	BAS	L	BASE AREA	456	2018	230.61	105,156
I	USF	L	UPPER STORY FIN	135	2018	141.57	19,112
	FIX	O	XTRA FIXTURES	4		2,772.60	11,090
	GFP	O	GAS FIREPLACE	2		8,332.80	16,666

TOTAL RCN	655,441
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	$609,600

Key: 9049

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,250

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KERT CHARLES J REV TRUST 1/2 &	43.1-41-0	420 BARLOWS LANDING RD
CATHERINE F KERT REV TRUST 1/2		
420 BARLOWS LANDING RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

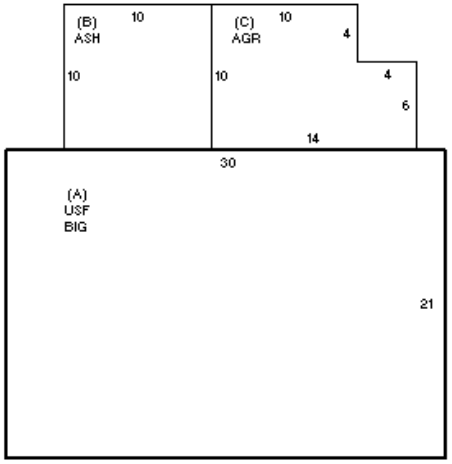
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	110,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/11/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	0.75	GARAGE W/QTRS [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/19/2019	TL
LIST	6/7/2016	TL
REVIEW	4/19/2019	TL

YEAR BLT	2015	SIZE ADJ	1.020
NET AREA	630	DETAIL ADJ	1.000
$NLA(RCN)	$182	OVERALL	0.800

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	3	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	2	CLAPBOARD	1.00
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	630		66.20	41,703
A	USF	L	UPPER STORY FIN	630	2015	97.60	61,487
B	ASH	N	ATT SHED	100		21.42	2,142
C	AGR	N	ATT GARAGE	124		76.94	9,541

TOTAL RCN 114,873

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

EFF.YR/AGE 2015 / 7

COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96

RCNLD $110,300