Key: 9052

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,253

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRISSEY JOHN F ETUX KATHRYN G MORRISSEY 22 ELDREDGE LANE COHASSET, MA 02025	43.1-44-0	414 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORRISSEY JOHN F ETUX	04/12/2012	QS	326,000	26241-37
PERRY DAVID L &	10/23/1990	F		7331-279

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	%
16245	04/06/2016	3	ALT/RENO	5,430	07/28/2016	TL	100	100
12196	03/27/2012	5	DEMOLITIONS	1,500	02/25/2014	TL	100	100
980341	06/22/1998	3	ALT/RENO	2,000	02/12/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,400	11 1.00	100 1.00	100 1.00	377,120	2.02	A 1.00	BAV 1.60			286,980

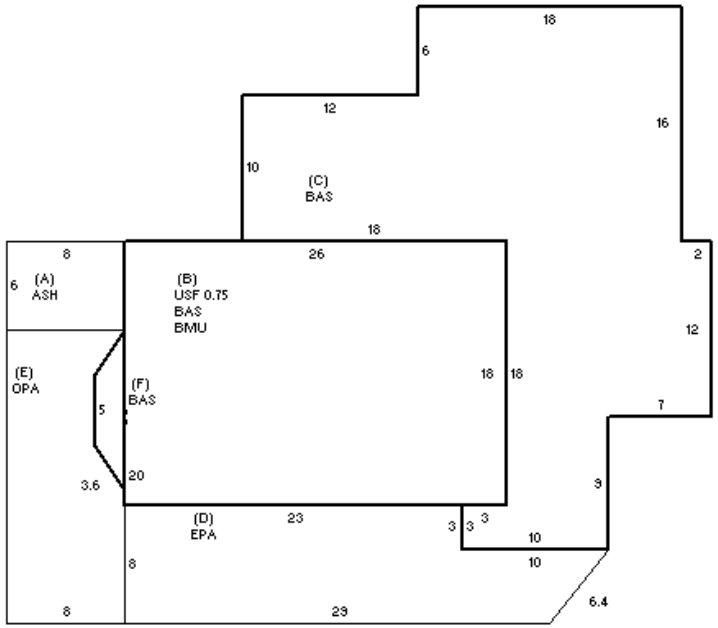
TOTAL	16,379 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	287,000	254,000
BUILDING	309,000	273,400
DETACHED	9,500	9,000
OTHER	0	0
TOTAL	**605,500**	**536,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	A 1.00	30 0.70	12 X 25		300	45.02	9,500

PHOTO 11/18/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.11	ANTIQUE [55%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2021	RP
LIST	8/19/2021	EST
REVIEW	8/19/2021	RP

YEAR BLT	1899	SIZE ADJ	1.015
NET AREA	1,483	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	48		28.76	1,380
B	BMU	N	BSMT UNFINISHED	468		53.26	24,927
B	BAS	L	BASE AREA	468	1899	222.12	103,954
B	USF	L	UPPER STORY FIN	351	1899	127.32	44,690
+	BAS	L	BASE AREA	664	1899	222.12	147,490
D	EPA	N	ENCLOSED PORCH	224		75.48	16,908
E	OPA	N	OPEN PORCH	160		75.62	12,100
	F11	O	FPL 1S 1OP	1		9,277.60	9,278
	FIX	O	XTRA FIXTURES	1		2,464.60	2,465
	MST	O	MAS/METAL STACK	1		4,618.00	4,618

TOTAL RCN	367,809

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$309,000