Key: 9055

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,256

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PONTBRIAND THOMAS C &	43.1-47-0	404 BARLOWS LANDING RD
COLLEEN W PONTBRIAND		
404 BARLOWS LANDING RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PONTBRIAND THOMAS C &	08/28/2020	QS	755,000	33208-287
ERICKSON DOROTHY E TRS OF	06/01/1992	F	1	8047-9
ERICKSON DOROTHY E	06/09/1989	F	1	6767-41

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	%
13789	11/13/2013	3	ALT/RENO	5,000	05/04/2018	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,566	11 1.00	100 1.00	100 1.00	377,120	1.49	A 1.00	BAV 1.60			304,970

TOTAL	23,566 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

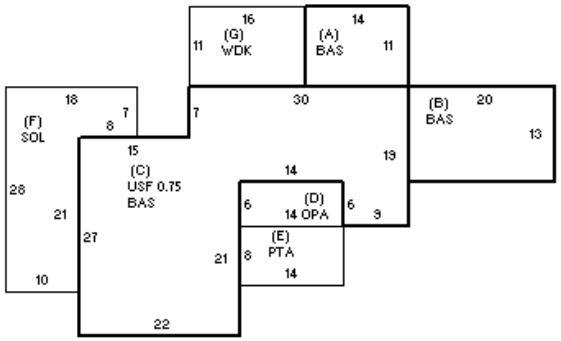
ASSESSED	CURRENT	PREVIOUS
LAND	305,000	269,900
BUILDING	502,500	444,700
DETACHED	18,500	17,600
OTHER	0	0
TOTAL	**826,000**	**732,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	E 1.90	50 0.50	24X24		576	64.22	18,500

PHOTO 05/14/2021

BLDG COMMENTS



BUILDING

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

MEASURE	5/4/2018	BC
LIST	5/4/2018	EST
REVIEW	8/19/2021	RP

YEAR BLT	1850	SIZE ADJ	1.005
NET AREA	2,157	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.240

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	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	1,410	1850	228.62	322,356
C	USF	L	UPPER STORY FIN	747	1850	135.50	101,221
D	OPA	N	OPEN PORCH	84		89.56	7,523
E	PTA	N	PATIO	112		17.80	1,994
F	SOL	N	SOLARIUM	336		107.47	36,111
G	WDK	N	WOOD DECK	176		43.59	7,672
	F21	O	FPL 2S 1OP	3		10,977.77	32,933
	F22	O	FPL 2S 2OP	1		11,491.20	11,491
	FIX	O	XTRA FIXTURES	5		2,653.90	13,270

TOTAL RCN	534,571

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

EFF.YR/AGE	2013 / 9		
COND	6	6 %	
FUNC	0		
ECON	0		
DEPR	6	% GD	94
RCNLD			$502,500