Key: 9056

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,257

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOWERS JEANNE K C/O LOFTUS KIMBERLY S 396 BARLOWS LANDING RD POCASSET, MA 02559	43.1-48-0	396 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOFTUS KIMBERLY S	01/13/2023	QS	645,000	35592-32
TOWERS JEANNE K	09/20/2019	N		32313A-232
TOWERS GEORGE E &		XX		01239-0081

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	%

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1.00	100	1.00	377,120	1.00	A	1.00	BAV	1.60			346,230
300	A	0.282	11	1.00	100	1.00	100	1.00	26,080	1.00	A	1.00	BAV	1.60			7,350

TOTAL	1.200 Acres	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

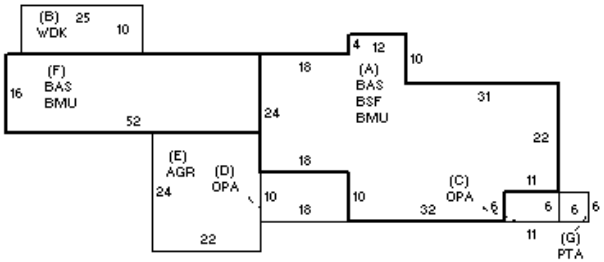
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	353,600	312,900
BUILDING	435,700	390,400
DETACHED	0	0
OTHER	0	0
TOTAL	**789,300**	**703,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/31/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/31/2023	SL
LIST	7/31/2023	EST
REVIEW	7/31/2023	SL

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	2,522	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	67	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	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
+	BMU	N	BSMT UNFINISHED	2,522		27.22	68,659
A	BSF	N	BSMT SEMI-FIN	1,690		11.73	19,816
A	BAS	L	BASE AREA	1,690	1964	162.79	275,123
B	WDK	N	WOOD DECK	250		25.64	6,410
+	OPA	N	OPEN PORCH	246		58.27	14,333
E	AGR	N	ATT GARAGE	528		61.19	32,307
F	BAS	L	BASE AREA	832	1978	162.79	135,445
G	PTA	N	PATIO	36		15.21	548
	F11	O	FPL 1S 1OP	1		7,937.80	7,938
	FIX	O	XTRA FIXTURES	6		2,108.37	12,650

TOTAL RCN	573,228

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$435,700