

Key: 9060

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.261

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BAILEY-GATES SHAWN ETUX TRACY BAILEY-GATES 348 BARLOWS LANDING ROAD POCASSET, MA 02559				43.1-52-0				348 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BAILEY-GATES SHAWN ETUX				10/10/2014	F	1	28439-266				
BAILEY-GATES LAURIE C ETA				08/05/2011	N	125,000	25605-59				
CONCANNON RUTH A & JOAN M				07/28/1999	X		12438-24				

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	%
16430	05/25/2016	9	DECK	7,000	09/07/2016		100	100
14810	09/29/2014	4	DETACH.STRUC	3,800	02/03/2015		100	100
13-00028	04/02/2013	3	ALT/RENO	3,980			100	100
R13-00021	03/25/2013	3	ALT/RENO	6,550			100	100
12080	02/13/2012	3	ALT/RENO	11,675	04/03/2012		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,998	11	1.00	100	1.00	100	1.00	247,485	1.96	A	1.00	R06	1.05			189,310

TOTAL	16,998 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Changed 346 to 348 Barlows per Engineer 7/28/11; changed lot size from a BOH septic plan 2/8/12	LAND	189,300	167,600			
Infl1	AVG		BUILDING	202,800	179,500			
N_Index	AVG		DETACHED	3,100	3,000			
			OTHER	0	0			
TOTAL				395,200	350,100			

DETACHED

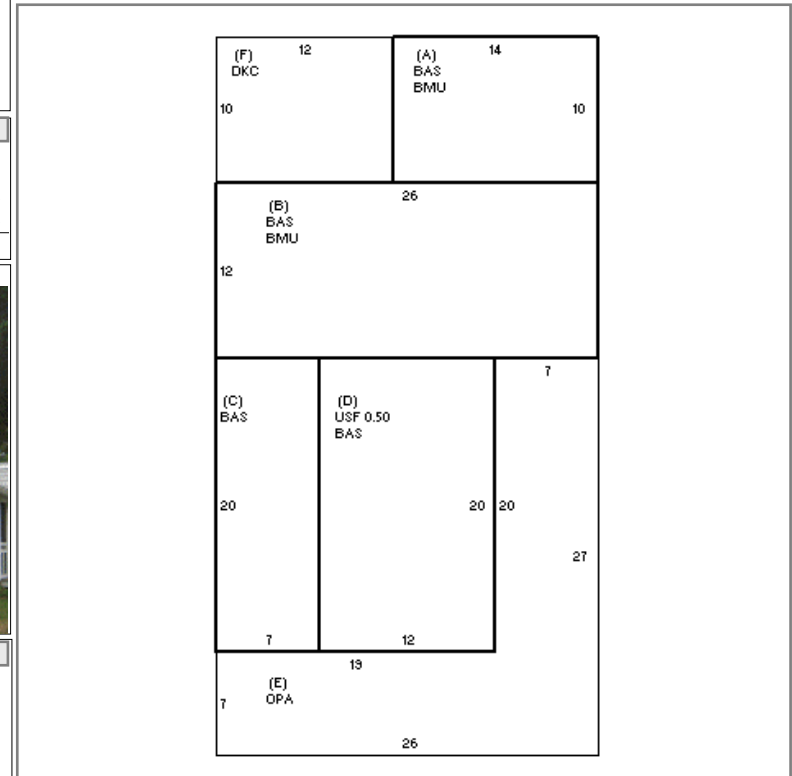
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90	10 0.90 8X14	2011	112	31.20	3,100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2008	MR
MODEL	1		RESIDENTIAL	LIST	9/7/2016	DB
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/7/2016	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	952	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	2	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	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	452		48.83	22,071
+	BAS	L	BASE AREA	832	1900	210.36	175,020
D	USF	L	UPPER STORY FIN	120	1900	116.72	14,007
E	OPA	N	OPEN PORCH	322		62.43	20,102
F	DKC	N	DECK-COMPOSITE	120		66.61	7,993
	FIX	O	XTRA FIXTURES	1		2,259.50	2,260

TOTAL RCN	241,453
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	\$202,800