

Key: 9111

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.319

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAWRENCE JOHN ETUX SUSAN LAWRENCE 147 RICE AVE NORTHBORO, MA 01532				43.1-107-0				419 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAWRENCE JOHN ETUX				05/01/2012	QS	450,000	26296-108				
MARANDETT SUSAN V				07/09/2007	QS	569,500	22173-201				
SCHENCK JAMES B &				08/21/1990	L	160,000	7267-118				

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	%
161002	11/16/2016	14	SOLAR	50,000	05/04/2018	BC	100	100
151103	12/01/2015	3	ALT/RENO	10,950	05/04/2018	BC	100	100
13730	10/22/2013	15	INSULATE/WEA	4,954	05/04/2018	BC	100	100
12123	02/28/2012	2	ADDITIONS	5,000	07/27/2012	DB	100	100
11156	04/11/2011	9	DECK	6,000	07/27/2012	DB	100	100

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	1.00	BAV	1.60	346,230

TOTAL	39,988 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	346,200	306,400			
Infl1	AVG		BUILDING	392,800	347,600			
N_Index	AVG		DETACHED	1,500	1,500			
			OTHER	0	0			
<b>TOTAL</b>			<b>740,500</b>	<b>655,500</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 13		104	16.42	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/19/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/19/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,800	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,240	1960	223.28	276,863
\$NLA(RCN)	\$242	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,120		43.31	48,509
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	560	1960	130.69	73,187
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	381		25.37	9,666
				FLOOR COVER	1	HARDWOOD	1.02	F21	O	FPL 2S 1OP	1		10,463.00	10,463	
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	7		2,529.41	17,706	
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	436,395
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$392,800

