Key: 9113

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,321

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BREEN MICHELE &	43.1-109-0	409 BARLOWS LANDING RD
LAWRENCE T DAVIS		
409 BARLOWS LANDING RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BREEN MICHELE &	01/04/2021	F	1	33637-117
BREEN MICHELE	11/22/2019	QS	520,000	32492-43
HOGENAUER ELEANOR LEE &	01/24/2018	F	1	31043-70

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

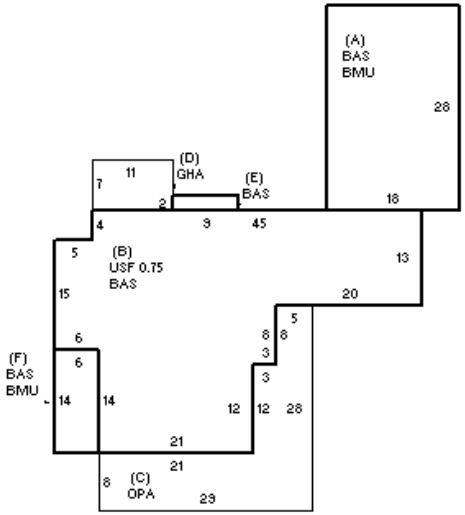
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-857	01/27/2023	14	SOLAR	3,520			100	100
08215	05/14/2008	4	DETACH.STRUC	3,870	06/17/2009		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	11 1.00	100 1.00	100 1.00	377,120	1.30	A 1.00	BAV 1.60			316,100

TOTAL	28,009 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	316,100	279,800
BUILDING	416,900	369,000
DETACHED	6,900	6,600
OTHER	0	0
TOTAL	**739,900**	**655,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A 1.00	50 0.50	20X28		560	13.50	3,800
SHF	A 1.00	50 0.50	16X28		448	14.04	3,100
SHF	A 1.00	50 0.50	8X12			0.00	

PHOTO 08/20/2021

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

YEAR BLT	1893	SIZE ADJ	1.000
NET AREA	2,549	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.260

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	588		58.00	34,103
+	BAS	L	BASE AREA	1,716	1893	223.17	382,953
B	USF	L	UPPER STORY FIN	833	1893	135.64	112,988
C	OPA	N	OPEN PORCH	368		74.16	27,289
D	GHA	N	ATT GREENHOUSE	77		46.70	3,596
	F11	O	FPL 1S 1OP	1		10,102.70	10,103
	FIX	O	XTRA FIXTURES	3		2,683.37	8,050

TOTAL RCN	579,082

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

EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$416,900