**Key: 9115**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,323

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| GUARDIA JILL &<br>ENRIQUE GUARDIA<br>143 SUMMER STREET<br>SOMERVILLE, MA 02143 | 43.1-111-0 | 401 BARLOWS LANDING RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| GUARDIA JILL & | 12/16/2003 | QS | 345,000 | 18038-62 |
| LEVINGTON DAVID L & AUDRE | 06/07/2002 | F | 1 | 15238-210 |
| LEVINGTON DAVID L | 05/02/1988 | QS | 192,000 | 6239-292 |

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

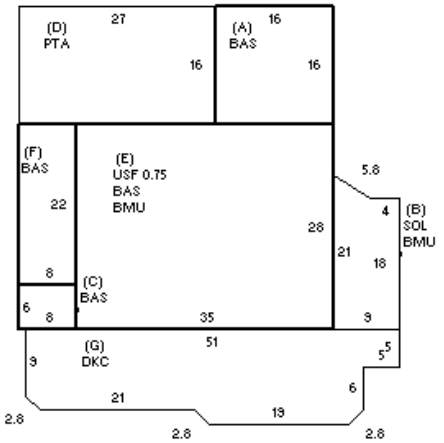
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| B-21-432 | 01/27/2022 | 2 | ADDITIONS | 54,300 | 07/10/2023 | SL | 42 | 73 |
| EXB-20-499 | 12/07/2020 | 3 | ALT/RENO | 19,000 | 01/04/2020 | | 100 | 100 |
| EXB-20-499 | 12/05/2020 | 3 | ALT/RENO | 19,000 | | | 100 | 100 |
| 15329 | 04/17/2015 | 3 | ALT/RENO | 24,800 | 03/17/2017 | TL | 100 | 100 |
| 05739 | 10/24/2005 | 2 | ADDITIONS | 18,500 | 10/23/2008 | DB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 26,460 | 11 1.00 | 100 1.00 | 100 1.00 | 377,120 | 1.36 | A 1.00 | BAV 1.60 | | | 312,230 |

| TOTAL | 26,441 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 312,200 | 276,300 |
| BUILDING | 468,900 | 405,200 |
| DETACHED | 8,500 | 13,500 |
| OTHER | 0 | 0 |
| TOTAL | **789,600** | **695,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 8 X 10 | | | 0.00 | |
| DGF | A 1.00 | 50 0.50 | 20 X 24 | | 440 | 38.49 | 8,500 |

PHOTO 02/10/2023

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 | 5/23/2023 | SL |
| LIST | 3/17/2017 | TL |
| REVIEW | 7/10/2023 | SL |

| YEAR BLT | 1887 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,195 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $274 | OVERALL | 1.270 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 10 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 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 | 11 | HT WATER CL AIR | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,412 | 1887 | 234.15 | 330,622 |
| + | BMU | N | BSMT UNFINISHED | 1,150 | | 46.54 | 53,524 |
| B | SOL | N | SOLARIUM | 170 | | 122.33 | 20,796 |
| C | BAS | L | BASE AREA | 48 | 2015 | 234.16 | 11,240 |
| D | PTA | N | PATIO | 432 | | 17.35 | 7,497 |
| E | USF | L | UPPER STORY FIN | 735 | 1887 | 138.78 | 102,005 |
| G | DKC | N | DECK-COMPOSITE | 571 | | 80.14 | 45,760 |
| | CPC | O | CAPE CELLAR | 1 | | 4,819.50 | 4,820 |
| | F21 | O | FPL 2S 1OP | 1 | | 11,243.40 | 11,243 |
| | FIX | O | XTRA FIXTURES | 5 | | 2,718.12 | 13,591 |

| TOTAL RCN | 601,096 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | uc | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $468,900 |