

Key: 9136

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.344

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
REARDON LUZIA PO BOX 1384 POCASSET, MA 02559				43.1-133-0				375 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REARDON LUZIA				11/16/2016	U	350,000	30090-79				
DUBOIS LAURENT O JR &				11/10/2009	F	10	24153-202				
DUBOIS LAURENT O JR				10/19/1977	QS	70,000	2601-139				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-51	03/22/2023	3	ALT/RENO	21,500			100 100
15344	05/11/2015	7	SIGN	2,000	06/11/2015		100 100
12247	04/12/2012	3	ALT/RENO		04/11/2018	BC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	12,382	C-6	1.00	100	455,500	1.91	A	1.00	55	1.00	247,000

TOTAL	12,371 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE			LAND	247,000	237,500
Infl1	AVG		BUILDING	160,500	154,400		
N_Index	AVG		DETACHED	5,500	5,100		
			OTHER	0	0		
			TOTAL		413,000	397,000	

DETACHED

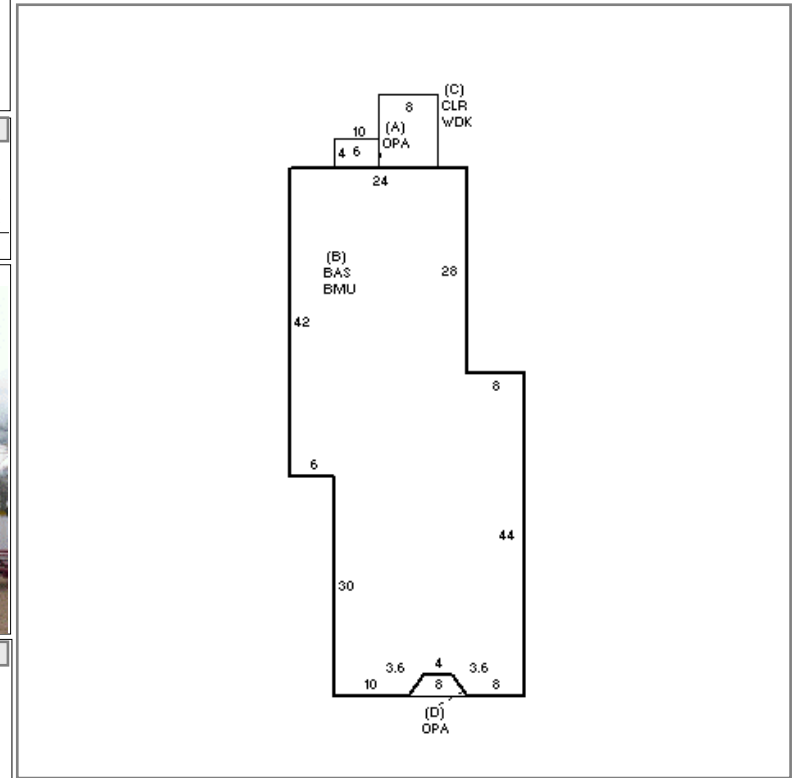
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		2,550	1.20	1,500
SP2	V	1.30	30 0.70		12	141.31	1,200
SP1	V	1.30	10 0.90	10X3	2015	102.18	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	BC
MODEL	5		CIM-5	LIST	4/11/2018	BC
STYLE	37	1.45	FAST FOOD [100%]	REVIEW	8/2/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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STYLE	37	1.45	FAST FOOD [100%]	REVIEW	8/2/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,882	DETAIL ADJ	1.433
\$NLA(RCN)	\$133	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	42		16.90	710
B	BMU	N	BSMT UNF	1,882		18.40	34,629
B	BAS	L	BASE AREA	1,882	1935	112.22	211,192
C	WDK	N	WOOD DECK	80		25.73	2,058
C	CLR	N	COOLER	80		28.30	2,264

TOTAL RCN	250,853
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64

RCNLD	\$160,500
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