

Key: 9142

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.350

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
WEL PROPERTIES LLC PO BOX 3106 POCASSET, MA 02559		43.1-138-0	351 BARLOWS LANDING RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
WEL PROPERTIES LLC		10/21/2022	F	10 35435-29		
SORENTI JANE		02/09/2015	O	280,000 28671-94		
LINCOLN WARREN E JR & EDN		10/29/1997	F	1 11031-266		

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	%
15101		3	ALT/RENO	25,500	08/29/2017	TL	100	100
08532	09/04/2007	5	DEMOLITIONS	4,000	09/05/2008	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	R06	1.05	227,210
300	A	0.082	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	1,400

TOTAL	43,560 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	228,600	202,300			
Infl1	AVG		BUILDING	348,900	286,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	577,500	488,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/25/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/15/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,662	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	882	1900	218.31	192,553
B	USF	L	UPPER STORY FIN	732	1900	119.70	87,624
+	OPA	N	OPEN PORCH	256		64.79	16,586
D	OVH	L	OVERHANG	48	1900	199.38	9,570
E	ASH	N	ATT SHED	510		19.24	9,810
E	DKC	N	DECK-COMPOSITE	510		69.12	35,253
	BMU	N	BSMT UNFINISHED	390		67.58	26,357
	FIX	O	XTRA FIXTURES	5		2,344.48	11,722
	GFP	O	GAS FIREPLACE	1		7,045.80	7,046

TOTAL RCN	396,521
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$348,900

