

Key: 9236

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SAADE POCASSET ENTERPRISES LLC				43.1-241-0				372 BARLOWS LANDING RD			
372 BARLOWS LANDING RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
POCASSET, MA 02559				SAADE POCASSET ENTERPRISE				12/28/2012 QS 475,000 26991-104			
				CAHIR THOMAS S				11/08/2007 F 100 22462-256			
				CAHIR EDITH R							
				N/A-N/A							

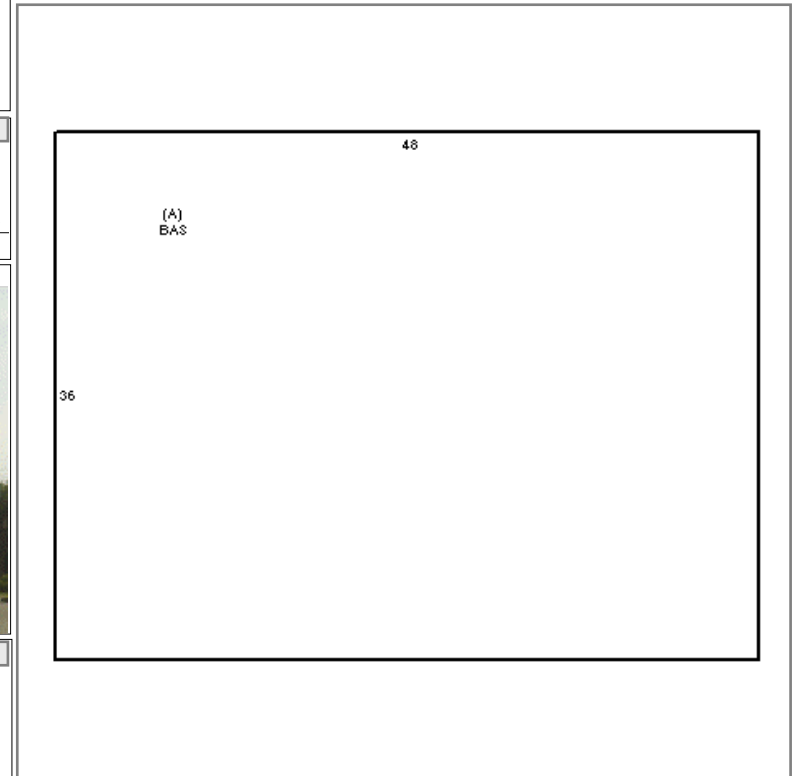
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	GAS SERVICE STATIONS			7	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15781	09/03/2015	2	ADDITIONS	29,950	06/24/2016	RJM	100	100
13167	03/21/2013	3	ALT/RENO	18,000	06/24/2016	RJM	100	100
09038	01/29/2009	7	SIGN	1,000	05/31/2012	JB	100	100
01687	10/30/2001	4	DETACH.STRUC	2,000			100	100
980218	05/05/1998	4	DETACH.STRUC	40,000	01/26/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	10,874	C-6	1.00	GS 1.00 100 1.00	455,500	2.04	A	1.00	55	1.00	232,430
TOTAL		10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS				
Nbhd	POCASS/CATAUMET	NOTE	LAND	232,400	223,500							
Infl1	GAS STATIONS		BUILDING	225,800	217,200							
N_Index	AVG		DETACHED	181,100	171,100							
			OTHER	0	0							
TOTAL				639,300	611,800							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		9,000	1.20	9,700
TN1	A	1.00	10 0.90 GALLONAGE		20,000	1.40	25,200
TN1	A	1.00	10 0.90 GALLONAGE		6,000	1.40	7,600
TN1	A	1.00	10 0.90 GALLONAGE		4,000	1.40	5,000
LH1	A	1.00	10 0.90		1	845.50	800
LH2	A	1.00	10 0.90		1	1,328.60	1,200
MPD	A	1.00	10 0.90		3	30,196.20	81,500
SP1	A	1.00	10 0.90		43	78.60	3,000
SIC	A	1.00	10 0.90 24X40	2015	960	54.50	47,100



BUILDING	CD	ADJ	DESC	MEASURE	7/10/2019	RP
MODEL	5		CIM-5	LIST	7/10/2019	RP
STYLE	50	1.00	SERVICE STATION [100%]	REVIEW		
QUALITY	V	1.25	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305,168																
NET AREA	1,728	DETAIL ADJ	1.841	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,728	1962	176.60	305,168																		
\$NLA(RCN)	\$177	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98																										
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98																										
STORIES	1	1.00		ROOF COVER	8	TAR & GRAVEL	1.00																										
% HEATED	100	1.00		FLOOR COVER	9	CONCRETE	0.95																										
% AIR COND	0	1.00		INT. FINISH	6	MINIMUM	0.95																										
% SPINKLERS	0	1.00		HEATING/COOL	1	FORCED AIR	1.00																										
				FUEL SOURCE	2	GAS	1.00																										
				NAF	200	200	2.00																										
<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1991 / 31</td> </tr> <tr> <td>COND</td> <td>26</td> <td>26 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>26</td> <td>% GD 74</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$225,800</td> </tr> </table>																EFF.YR/AGE	1991 / 31		COND	26	26 %	FUNC	0		ECON	0		DEPR	26	% GD 74	RCNLD	\$225,800	
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