

Key: 9253

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.469

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAMILTON JOHN J & ROBIN V HENKEL PO BOX 1143 POCASSET, MA 02559-1982				43.2-9-0				299 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAMILTON JOHN J & LANDERS DORIS W				08/31/1999	QS XX	150,000	12513-188 01344-1115				

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 %
13157	03/15/2013	3	ALT/RENO	8,000	03/20/2015	TL	100 100
13033	01/18/2013	3	ALT/RENO	96,500	03/20/2015	TL	100 100
12703	10/02/2012	3	ALT/RENO	1,000	03/20/2015	TL	100 100
12324	05/17/2012	6	FENCE	6,910	03/20/2015	TL	100 100
11697	11/02/2011	15	INSULATE/WEA	1,500	12/21/2011		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,800	11	1.00	100	1.00	100	1.00	222,737	1.31	10	0.90	R06	1.05			186,400

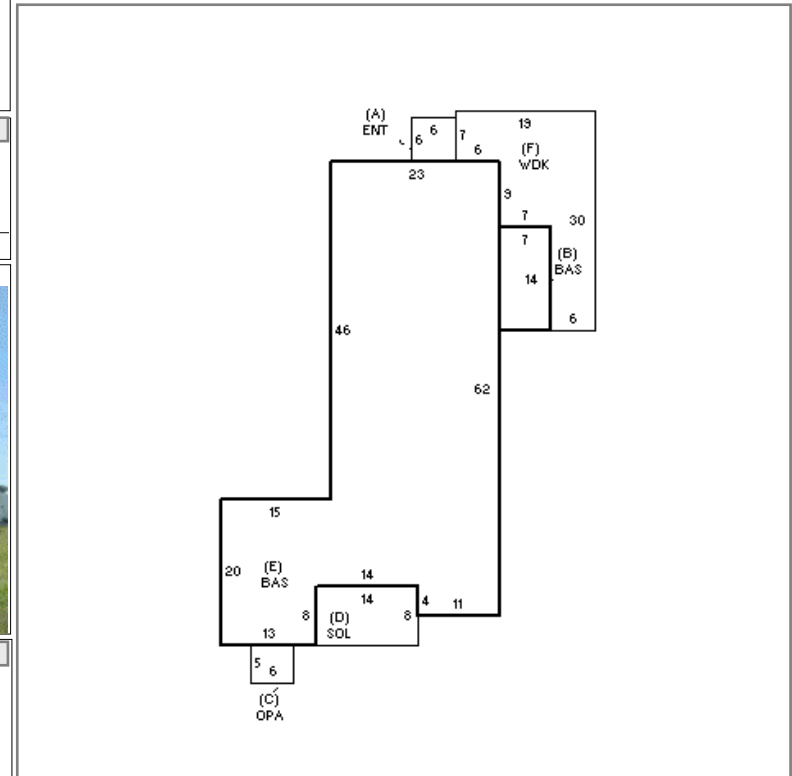
TOTAL	27,791 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	topo=abuts strip mall; loading dock for P O 3 ft away from fence			LAND	186,400	165,000
Infl1	AVG		BUILDING	300,000	261,500			
N_Index	AVG		DETACHED	7,300	10,400			
						OTHER	0	0
						TOTAL	493,700	436,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	18X20		360	40.60	7,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/1/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/1/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,760	DETAIL ADJ	1.000
\$NLA(RCN)	\$221	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	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
A	ENT	N	ENCLOSED ENTRY	36		86.23	3,104
B	BAS	L	BASE AREA	98	2013	180.67	17,706
C	OPA	N	OPEN PORCH	30		83.10	2,493
D	SOL	N	SOLARIUM	112		104.77	11,734
E	BAS	L	BASE AREA	1,662	1930	180.68	300,283
F	WDK	N	WOOD DECK	334		21.79	7,277
BMU	N		BSMT UNFINISHED	868		37.20	32,288
F11	O		FPL 1S 1OP	1		8,179.20	8,179
FIX	O		XTRA FIXTURES	3		2,172.47	6,517

TOTAL RCN	389,582
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$300,000