

Key: 8373

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.535

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CURRENT OWNER				PARCEL ID				LOCATION			
HOWLAND FRANCIS P & WENDIE A TRS HOWLAND LIVING TRUST PO BOX 3328 POCASSET, MA 02559				38.4-39-0				245 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOWLAND FRANCIS P & WENDI				08/27/2020	F	1	33206-244				
HOWLAND FRANCIS P &				01/24/1994	F	1	9016-002				
KELLER HOWLAND G				05/03/1988	QS	215,000	N/A-N/A				

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	%
EXB-20-109	07/09/2020	3	ALT/RENO	9,500				
191168	12/06/2019	15	INSULATE/WEA	6,273				
18957	10/31/2018	14	SOLAR	26,136				
07607	10/01/2007	3	ALT/RENO		11/05/2009	TL	100	100
05670	09/27/2005	3	ALT/RENO	8,600	05/01/2006	TL	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	0.582	11	1.00	100	1.00	100	1.00	1.00	R06	1.05	9,960

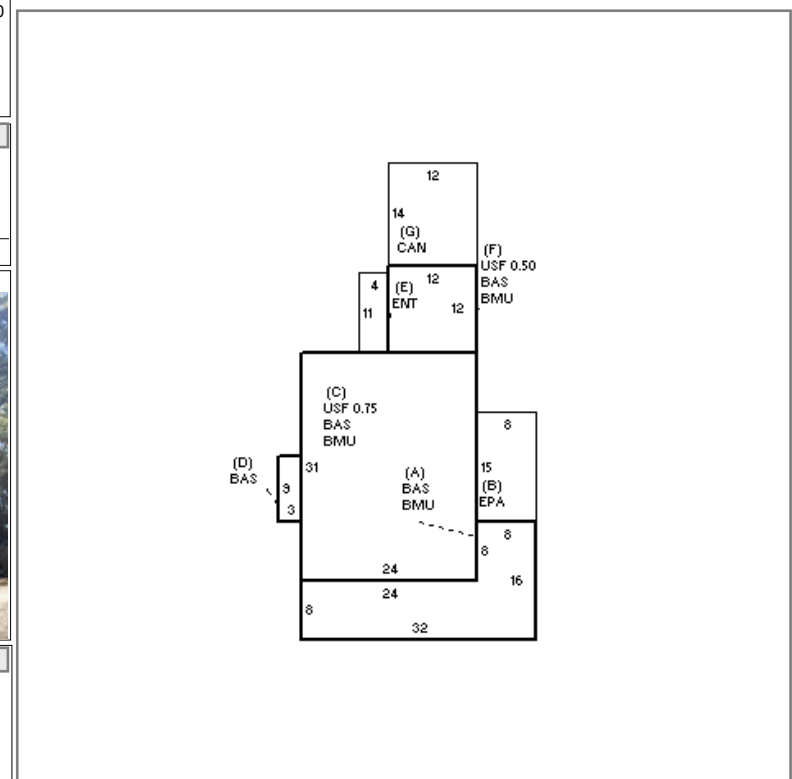
TOTAL	1.500 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		N O T E	Shared driveway w/ #239 & #247.			LAND	237,200	209,900
Infl1	AVG			LAND BUILDING	362,000	320,300			
N_Index	AVG			DETACHED	27,600	26,200			
							OTHER	0	0
							<b>TOTAL</b>	<b>626,800</b>	<b>556,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 22 X 50		1,100	32.72	27,000
CAN	A	1.00	A 0.75 10 X 16		160	4.78	600



BUILDING	CD	ADJ	DESC	MEASURE	2/19/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/19/2020	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1860	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	476.311
NET AREA	1,865	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,208		40.65	49,111	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	120		104.69	12,563	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	630	1860	138.37	87,176	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,235	1860	239.23	295,444	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	E	ENT	N	ENCLOSED ENTRY	44		107.56	4,733	BATHS	A
				INT. FINISH	1	PLASTER	1.00	G	CAN	N	CANOPY	168		15.02	2,524	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		11,210.30	11,210	ELECT	A
				FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	5		2,710.12	13,551		
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
STORIES		1.75	1.00														
ROOMS		8	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		10	1.00														
GARAGE CAPACITY		2	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		1	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$362,000