**Key: 9139**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,347

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KLEIN LYNNE A ETVIR<br>GROVER FRED KLEIN<br>1665 SUMMIT AVE<br>NEW ALBANY, IN 47150 | 43.1-136-0 | 361 BARLOWS LANDING RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KLEIN LYNNE A ETVIR | 08/22/2013 | A | 100,000 | (201237) |
| WHEELER ARMOND A | 07/29/1969 | F | 1 | (46209) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1040 | 100 | TWO-FAMILY | | 1 | 1 of 1 |

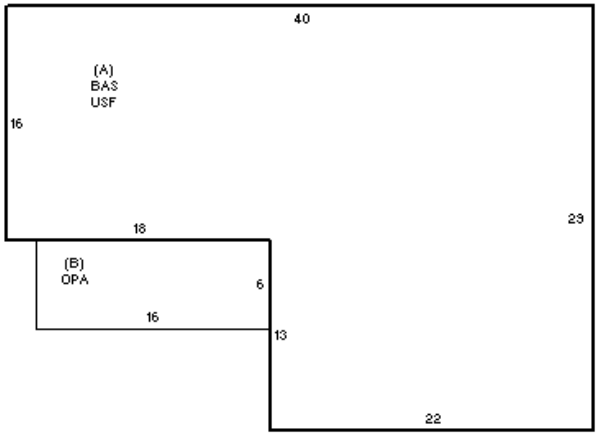
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,800 | 11 1.00 | 100 1.00 | 100 1.00 | 247,485 | 2.35 | A 1.00 | R06 1.05 | | | 184,050 |

| TOTAL | 13,809 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 184,100 | 162,900 |
| BUILDING | 236,800 | 209,600 |
| DETACHED | 9,600 | 9,200 |
| OTHER | 0 | 0 |
| TOTAL | **430,500** | **381,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | F 0.60 | 18' X 22' | | 396 | 40.60 | 9,600 |

PHOTO 04/01/2010

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 3/31/2010 | JB |
|---|---|---|
| LIST | 7/7/2014 | JB |
| REVIEW | 7/7/2014 | JB |

| YEAR BLT | 1870 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,852 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $183 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2.5 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 2 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN. WALL | 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 | 13 | HARDWOOD-W/W | 1.00 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | USF | L | UPPER STORY FIN | 926 | 1870 | 113.08 | 104,708 |
| A | BAS | L | BASE AREA | 926 | 1870 | 208.30 | 192,885 |
| B | OPA | N | OPEN PORCH | 96 | | 75.49 | 7,247 |
| | ATU | N | ATTIC UNF | 463 | | 44.40 | 20,555 |
| | CPC | O | CAPE CELLAR | 1 | | 3,966.30 | 3,966 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,236.83 | 8,947 |

| TOTAL RCN | 338,309 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1989 / 33 | |
|---|---|---|
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | | $236,800 |