Key: 9255

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,472

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOWLAND FRANCIS P TR FPH NOMINEE REALTY TRUST P O BOX 3328 POCASSET, MA 02559-3328	43.2-12-0	241 BARLOWS LANDING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOWLAND FRANCIS P TR	12/29/1994	H	68,250	9501-162

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	%

LAND

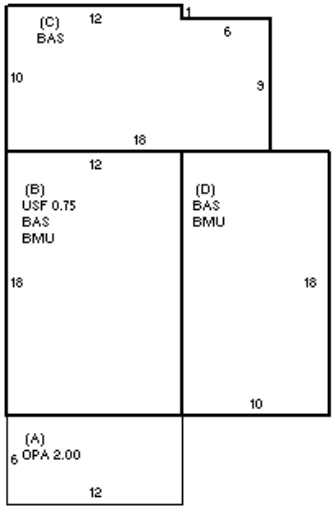
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,340	11 1.00	100 1.00	100 1.00	247,485	3.69	A 1.00	R06 1.05			175,050

TOTAL	8,320 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,100	154,900
BUILDING	98,100	86,800
DETACHED	0	0
OTHER	0	0
TOTAL	**273,200**	**241,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/08/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/19/2020	TL
LIST	2/19/2020	EST
REVIEW		

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	732	DETAIL ADJ	1.000
$NLA(RCN)	$176	OVERALL	0.720

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	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	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	144		50.39	7,256
+	BMU	N	BSMT UNFINISHED	396		45.08	17,853
B	USF	L	UPPER STORY FIN	162	1900	80.81	13,091
+	BAS	L	BASE AREA	570	1900	159.47	90,896

TOTAL RCN	129,095

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$98,100