

Key: 4954

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.081

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STAUFFER WARREN E TR STAUFFER 1994 NOMINEE TRUST 51 KEENE STREET BOURNE, MA 02532-3635				24.1-45-0				51 KEENE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STAUFFER WARREN E TR				09/07/1994	F		1 9354-192				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
EXB-21-864	11/24/2021	3	ALT/RENO	23,000			100
990299	05/28/1999	4	DETACH.STRUC	7,000	12/03/1999	MS	100
940091	03/25/1994	8	POOL	20,000	12/15/1994	JS	100
930656	12/13/1993	2	ADDITIONS	75,000	12/15/1994	JS	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,004 6		1.00	100 1.00	589,250	1.24	A	1.00	CEX	2.50	501,780

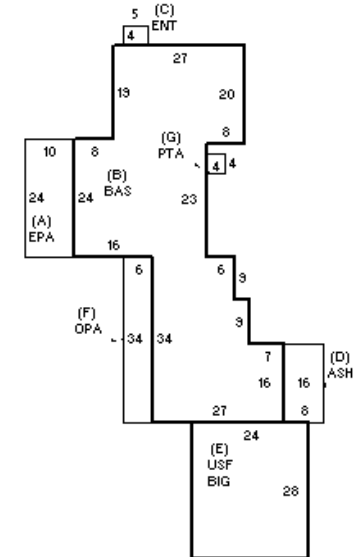
TOTAL	30,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	501,800	444,100			
Infl1	AVG		BUILDING	432,700	387,800			
N_Index	AVG		DETACHED	8,600	9,300			
			OTHER	0	0			
			TOTAL	943,100	841,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50	12 X 24	1994	288 42.92	6,200
SHF	A	1.00	10 0.90	11 X 15	1999	165 15.95	2,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/28/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	547,757		
NET AREA	2,606	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	240		69.15	16,595	CONDITION ELEM	CD		
\$NLA(RCN)	\$210	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	1,934	1981	187.74	363,095	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	20	121.05	2,421	INTERIOR	A		
STORIES	1	1.00	ROOF COVER	2	WOOD SHINGLES	1.02	D	ASH	N	ATT SHED	128	24.58	3,146	KITCHEN	A				
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	672	78.17	52,533	BATHS	A				
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	672	2003	115.26	77,453	BATHS	A			
BATHROOMS	3	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	F	OPA	N	OPEN PORCH	204		62.38	12,726	HEAT	A			
FIXTURES	8	1.00	FUEL SOURCE	1	OIL	1.00	F	OPA	N	OPEN PORCH	204		62.38	12,726	ELECT	A			
GARAGE CAPACITY	1	1.00	USE	0		1.00	G	PTA	N	PATIO	16		17.89	286					
% BSMT FINISH	0	1.00						F11	O	FPL 1S 1OP	1		8,499.10	8,499	EFF.YR/AGE	1998 / 24			
# OF HALF BATHS	0	1.00						FIX	O	XTRA FIXTURES	3		2,257.43	6,772	COND	21	21 %		
# OF UNITS	1	1.00						MST	O	MAS/METAL STACK	1		4,230.50	4,231	FUNC	0			
															ECON	0			
															DEPR	21	% GD	79	
															RCNLD				\$432,700