

Key: 4961

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.088

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CARSON GEORGE E JR ETUX JOYCE A CARSON PO BOX 3073 BOURNE, MA 02532-3073				24.1-52-0				60 KEENE ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CARSON GEORGE E JR ETUX				10/30/2006	O	400,000	21478-220					
KIRKPATRICK BONNIE				08/15/1995	QS	163,200	9798-215					
GEORGE HERBERT J &				12/30/1988	O	215,000	N/A-N/A					

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000 6		1.00 100	1.00 100	294,625	1.52	A	1.00	R07	1.25	237,140

TOTAL	23,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E canal at end of road	LAND	237,100	209,900			
Infl1	AVG		BUILDING	598,400	529,600			
N_Index	AVG		DETACHED	64,800	61,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>900,300</b>	<b>801,200</b>			

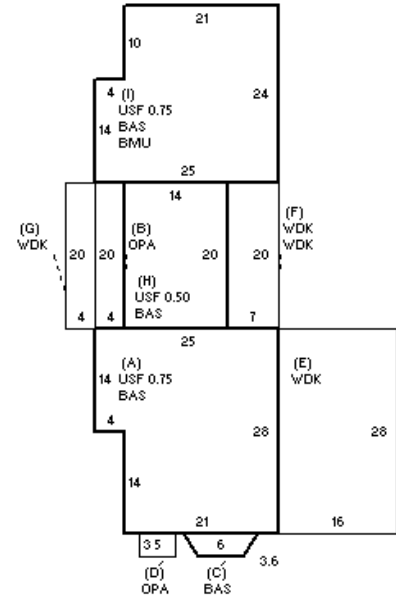
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	G	1.20 10	0.90		480	54.03	23,300
SHF	A	1.00 A	0.75 4 X 4			0.00	
GFU	V	1.30 10	0.90 24 X 36		864	53.43	41,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2013	TL
MODEL	1		RESIDENTIAL	LIST	8/2/2013	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	9/21/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
0000		3	ALT/RENO		09/21/2020	TL	100 100
11023	01/24/2011	3	ALT/RENO		08/02/2011	TL	100 100
09569	11/06/2009	4	DETACH.STRUC	30,000	08/02/2011	TL	100 100
07569	09/18/2007	2	ADDITIONS	105,000	09/23/2009	TL	100 100
06712	11/06/2006	3	ALT/RENO	20,000	09/18/2008	DB	100 100



YEAR BLT	1878	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	616,907		
NET AREA	2,551	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	948	1878	250.23	237,220	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	1.240	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	623	1878	141.81	88,349	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	95		98.02	9,312	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	808		29.14	23,541	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.02	I	BMU	N	BSMT UNFINISHED	560		62.79	35,160	BATHS	G		
				INT. FINISH	1	PLASTER	1.00	I	BAS	L	BASE AREA	560	2007	250.23	140,129	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02	I	USF	L	UPPER STORY FIN	420	2007	141.81	59,562	ELECT	U		
				FUEL SOURCE	1	OIL	1.00	I	F2I	O	FPL 2S 1OP	1		12,015.50	12,016				
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,904.65	11,619				
																	EFF.YR/AGE	2016 / 6	
																	COND	3 3 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	3 % GD 97	
																	RCNLD	\$598,400	