Key: 4990

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,119

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEATON DON & JOYCE KEATON & JANET KEATON 2 FARNUM RD BOURNE, MA 02532	**24.2-8-0**	**2 FARNUM RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEATON DON & JOYCE KEATON	12/15/2020	QS	717,750	33575-342
FOLEY JOSEPH N		XX		04102-00260

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-22-383	06/24/2022	3	ALT/RENO	3,983			100	100
06706-B	11/06/2006	2	ADDITIONS	95,000	10/27/2008	DB	100	100
200568	09/11/2000	9	DECK	2,000	05/11/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,466	6 1.00	100 1.00	100 1.00	589,250	1.68	A 1.00	CEX 2.50			464,360

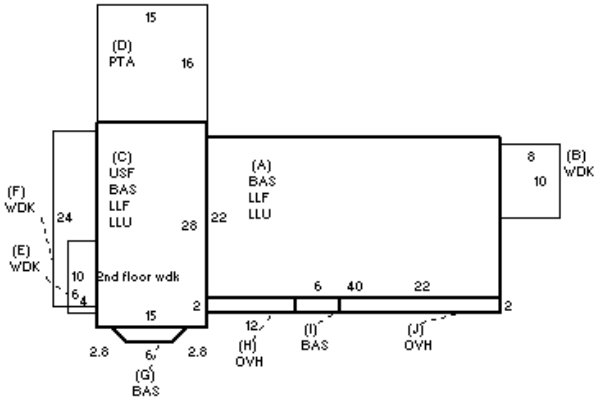
TOTAL	20,473 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE	Waterview - canal for FY22		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	464,400	411,000
BUILDING	456,100	408,300
DETACHED	22,700	21,600
OTHER	0	0
TOTAL	**943,200**	**840,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G 1.20	G 0.80	24 X 24		576	49.32	22,700

PHOTO 02/03/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2021	RP
LIST	5/17/2021	EST
REVIEW	5/17/2021	RP

YEAR BLT	1983	SIZE ADJ	0.995
NET AREA	3,116	DETAIL ADJ	1.000
$NLA(RCN)	$170	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	100	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,300		35.42	46,049
A	LLF	L	LOWER LEVEL FIN	880	1983	60.28	53,049
+	WDK	N	WOOD DECK	264		29.49	7,786
C	LLF	L	LOWER LEVEL FIN	420	2007	60.28	25,318
C	BAS	L	BASE AREA	420	2007	214.07	89,909
C	USF	L	UPPER STORY FIN	420	2007	125.30	52,628
D	PTA	N	PATIO	240		15.48	3,716
+	BAS	L	BASE AREA	908	1983	214.07	194,375
+	OVH	L	OVERHANG	68	1983	206.24	14,024
	F12	O	FPL 1S 2OP	2		9,587.95	19,176
	FIX	O	XTRA FIXTURES	7		2,425.11	16,976
	GFP	O	GAS FIREPLACE	1		7,288.20	7,288

TOTAL RCN	530,292

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

EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD	$456,100		