

Key: 4994

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.122

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
ALMEIDA JOHN & JACQUELINE ESTATE OF 17 EMERSON AVE BOURNE, MA 02532		24.2-16-0	17 EMERSON AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ALMEIDA JOHN & JACQUELINE ALMEIDA JOHN A &		07/25/2022	F XX		1 35267-58/59 3387-100	

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	%
08156	04/23/2008	4	DETACH.STRUC	1,900				
910104	04/01/1991	3	ALT/RENO	30,000	09/08/1993	cp	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,200 6	1.00	100	1.00	100	1.00	530,325	2.44	10	0.90	CEX 2.50	392,260

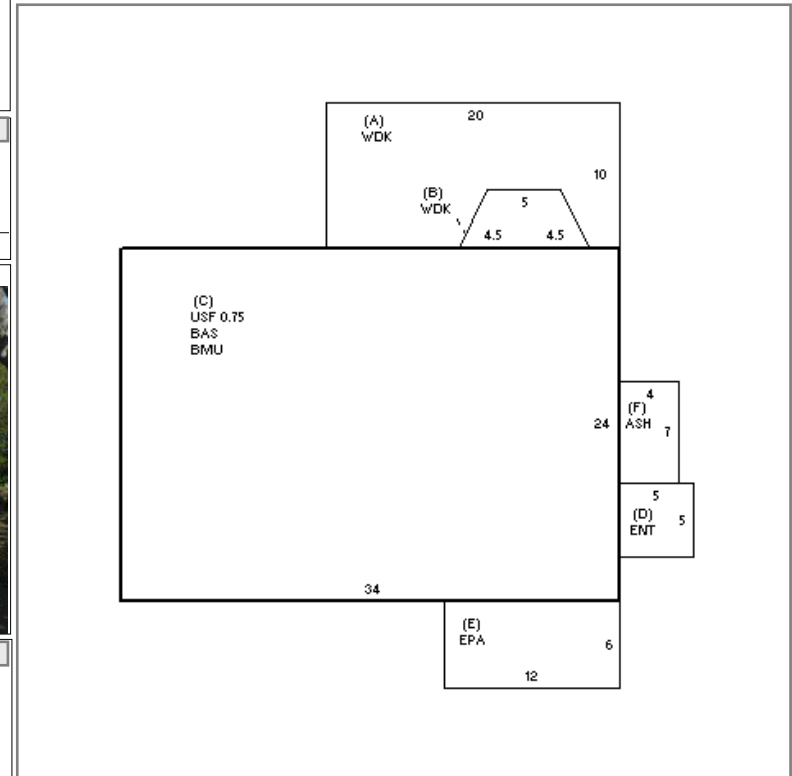
TOTAL	13,199 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE hse abuts bridge	LAND	392,300	308,600			
Infl1	AVG		BUILDING	224,400	221,500			
N_Index	AVG		DETACHED	12,000	17,500			
			OTHER	0	0			
		TOTAL	628,700	547,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	24 X 26	624	35.32	11,000
SHF	A	1.00	50 0.50	10 X 12	2008	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/10/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/24/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	228		28.65	6,533
\$NLA(RCN)	\$231	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	C	BMU	N	BSMT UNFINISHED	816		40.34	32,919
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	816	1967	219.39	179,025
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	612	1967	120.30	73,622	
ROOMS	5	1.00	FLOOR COVER	13	HARDWOOD-W/W	1.00	D	ENT	N	ENCLOSED ENTRY	25		126.34	3,159	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCLOSED PORCH	72		112.17	8,076	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	ASH	N	ATT SHED	28		27.50	770	
BATHROOMS	2	1.00	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 10P	1		9,745.80	9,746		
FIXTURES	9	1.00	USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,355.98	9,424		
GARAGE CAPACITY	2	1.00					HTB	O	HOT TUB	1		6,789.70	6,790		
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													



TOTAL RCN	330,064 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR		F	F
INTERIOR		F	F
KITCHEN		F	F
BATHS		F	F
HEAT		A	A
ELECT		A	A
EFF.YR/AGE	1987 / 35	COND	32 32 %
		FUNC	0
		ECON	0
		DEPR	32 % GD 68
RCNLD	\$224,400		