

Key: 4996

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.124

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----------|---------------|------------------------|
| KEIGHLEY ROBERT W ETUX EILEEN KEIGHLEY 79 ATWOOD AVENUE NEWTONVILLE, MA 02460-2201 | | 24.2-19-0 | | 9 EMERSON AVE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| KEIGHLEY ROBERT W ETUX LANDRY ANGELA M | | 07/12/2002 | QS XX | 494,500 | 15357-20 02689-0094 |

| 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 % |
| 900599 | 11/05/1990 | 2 | ADDITIONS | 1,200 | 09/27/1991 | HS | 100 100 |
| 900572 | 09/24/1990 | 3 | ALT/RENO | 4,800 | 09/27/1991 | HS | 100 100 |

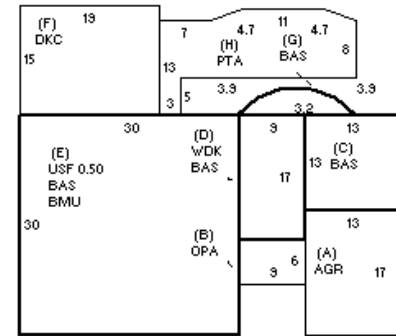
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 9,100 6 | | 1.00 100 | 1.00 100 | 589,250 | 3.41 | A | 1.00 | CEX | 2.50 | 419,750 |

| | | | | | | | | |
|---------|----------|------------------|-------------|---------|---------|----------|---------|----------|
| TOTAL | 9,104 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BOURNE | N O T E | CANAL FRONT | | | LAND | 419,800 | 371,500 |
| Infl1 | AVG | | LAND | 525,400 | 436,900 | | | |
| N_Index | AVG | | BUILDING | 0 | 0 | | | |
| | | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 945,200 | 808,400 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 05/15/2023 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/15/2023 | SL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/15/2023 | EST |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | | |
| QUALITY | V | 1.35 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1955 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 625.457 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|------------|------------|--|-------|-----|---------|--|-----|------|-------|--|---|------|----------|--|---|------|-----------|--|---|------|----------|--|----|------|-----------------|--|---|------|---------------|--|---|------|-----------------|--|---|------|------------|--|---|------|
| NET AREA | 1,713 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE | 221 | | 113.25 | 25,028 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$365 | OVERALL | 1.190 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | OPA | N | OPEN PORCH | 54 | | 124.34 | 6,714 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,263 | 1955 | 305.01 | 385,231 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | WDK | N | WOOD DECK | 153 | | 56.75 | 8,682 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | E | BMU | N | BSMT UNFINISHED | 900 | | 59.17 | 53,249 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | USF | L | UPPER STORY FIN | 450 | 1955 | 178.54 | 80,341 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F | DKC | N | DECK-COMPOSITE | 285 | | 101.88 | 29,036 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | H | PTA | N | PATIO | 254 | | 22.06 | 5,604 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 14,293.20 | 14,293 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | FIX | O | XTRA FIXTURES | 5 | | 3,455.42 | 17,277 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%;"> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES</td> <td></td> <td>1.5</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td></td> <td>5</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td></td> <td>10</td> <td>1.00</td> </tr> <tr> <td>GARAGE CAPACITY</td> <td></td> <td>1</td> <td>1.00</td> </tr> <tr> <td>% BSMT FINISH</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td># OF HALF BATHS</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td># OF UNITS</td> <td></td> <td>1</td> <td>1.00</td> </tr> </table> | | | | | | | | | | | | | | | | | CAPACITY | | UNITS | ADJ | STORIES | | 1.5 | 1.00 | ROOMS | | 5 | 1.00 | BEDROOMS | | 2 | 1.00 | BATHROOMS | | 2 | 1.00 | FIXTURES | | 10 | 1.00 | GARAGE CAPACITY | | 1 | 1.00 | % BSMT FINISH | | 0 | 1.00 | # OF HALF BATHS | | 0 | 1.00 | # OF UNITS | | 1 | 1.00 |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STORIES | | 1.5 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROOMS | | 5 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BEDROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIXTURES | | 10 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GARAGE CAPACITY | | 1 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % BSMT FINISH | | 0 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # OF HALF BATHS | | 0 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | COND | 16 16 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | DEPR | 16 % GD 84 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | RCNLD | \$525,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |