

Key: 4998

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.126

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
ARNONE VINCENT A & CLAUDIA DEL CASTILLO				24.2-21-0				5 EMERSON AVE					
10 EMERSON AVE				TRANSFER HISTORY				DOS		T		SALE PRICE	
BOURNE, MA 02532				ARNONE VINCENT A & BAKER SHIRLEY K ESTATE OF				06/02/2022		T		500,000	
				BAKER SHIRLEY K				06/02/2022		F		1 35164-149/50	
								07/17/2013		F		27547-255	

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 %
09194	05/15/2009	3	ALT/RENO	4,262	06/18/2009		100 100
970102	03/13/1997	6	FENCE	500	04/22/1998	JS	100 100
950094	03/10/1995	3	ALT/RENO	2,800	08/14/1996	JS	100 100
900441	08/24/1990	3	ALT/RENO	1,000	09/27/1991	HS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,900	6	1.00	100	1.00	100	1.00	589,250	2.33	A	1.00	CEX	2.50		438,600

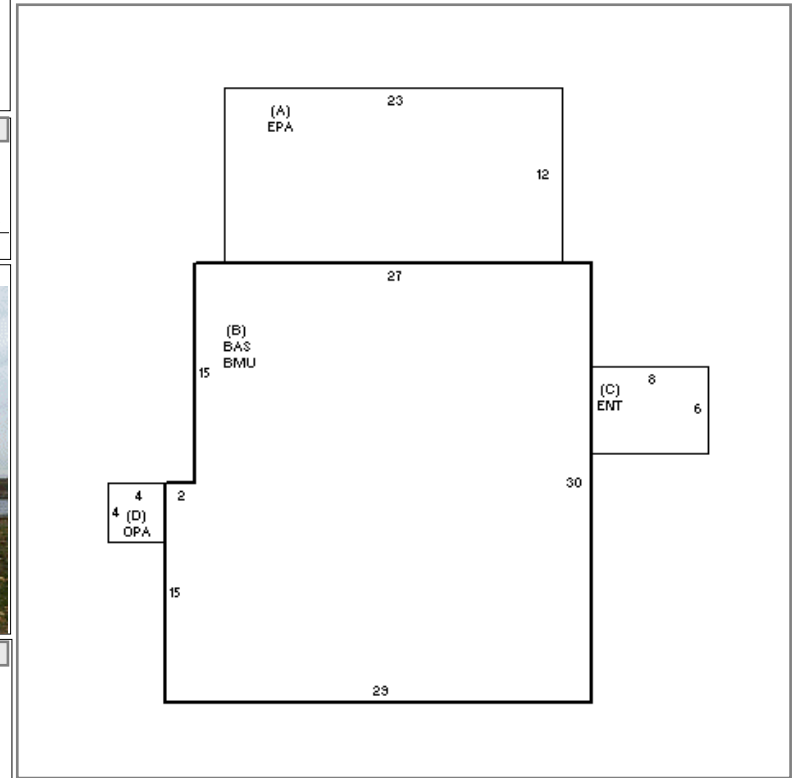
TOTAL	13,896 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	CANAL FRONT			LAND	438,600	388,200
Infl1	AVG		LAND	172,900	153,000			
N_Index	AVG		DETACHED	14,400	13,700			
			OTHER	0	0			
					TOTAL	625,900	554,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 22 X 24		528	36.34	14,400



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2016	TL
MODEL	1		RESIDENTIAL	LIST	10/28/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1946	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	227,458
NET AREA	840	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	276		67.20	18,548	CONDITION ELEM	CD
\$NLA(RCN)	\$271	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	840		37.57	31,556	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	840	1946	204.29	171,607	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	48		87.10	4,181	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	16		97.93	1,567	BATHS	A
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

EFF. YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$172,900