

Key: 4999

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.127

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BROWN ARLENE E & EDWARD J & SUSAN E BROWN				24.2-22-0				3 EMERSON AVE				
3 EMERSON AVE				BROWN ARLENE E & EDWARD J				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE, MA 02532				EMERY EVELYN R				09/26/2006	F		1 21379-35	
								08/28/1984	XX		4229-119	

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 %
02367	06/10/2002	3	ALT/RENO	3,200	11/13/2002	TL	100 100
900552	10/09/1990	9	DECK	2,000	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	10,080 6	1.00	100	1.00	100	1.00	589,250	3.11	A	1.00	CEX 2.50	423,600

TOTAL	10,062 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE Abuts canal; great view of canal & bridge	LAND	423,600	374,900			
Infl1	AVG		BUILDING	228,700	202,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	652,300	577,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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

YEAR BLT	1965	SIZE ADJ	1.015
NET AREA	1,350	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	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	4	WALL BOARD	0.96
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	20		164.98	3,300
B	BMU	N	BSMT UNFINISHED	900		38.86	34,976
B	BAS	L	BASE AREA	900	1965	211.34	190,209
B	USF	L	UPPER STORY FIN	450	1965	117.27	52,771
C	WDK	N	WOOD DECK	280		27.60	7,729
D	CAN	N	CANOPY	16		16.45	283
F21	O		FPL 2S 1OP	1		9,388.20	9,388
FIX	O		XTRA FIXTURES	1		2,270.00	2,270

TOTAL RCN	300,905
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$228,700

