

Key: 5001

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.129

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TEHAN JOHN F 4 EMERSON AVE BOURNE, MA 02532				24.2-24-0				4 EMERSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TEHAN JOHN F				09/15/2010	F		1 24828-87				
BAKER ANNA MAE				08/12/1999	X		12469-283				
BAKER FREDERICK W JR &				01/04/1999	X		11962-176				

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 %
18246	04/05/2018	3	ALT/RENO	6,440			100 100
12893	12/20/2012	3	ALT/RENO	1,576			100 100
04861	11/23/2004	3	ALT/RENO		05/23/2005	TL	100 100
04614	08/12/2004	3	ALT/RENO	3,600	05/23/2005	TL	100 100

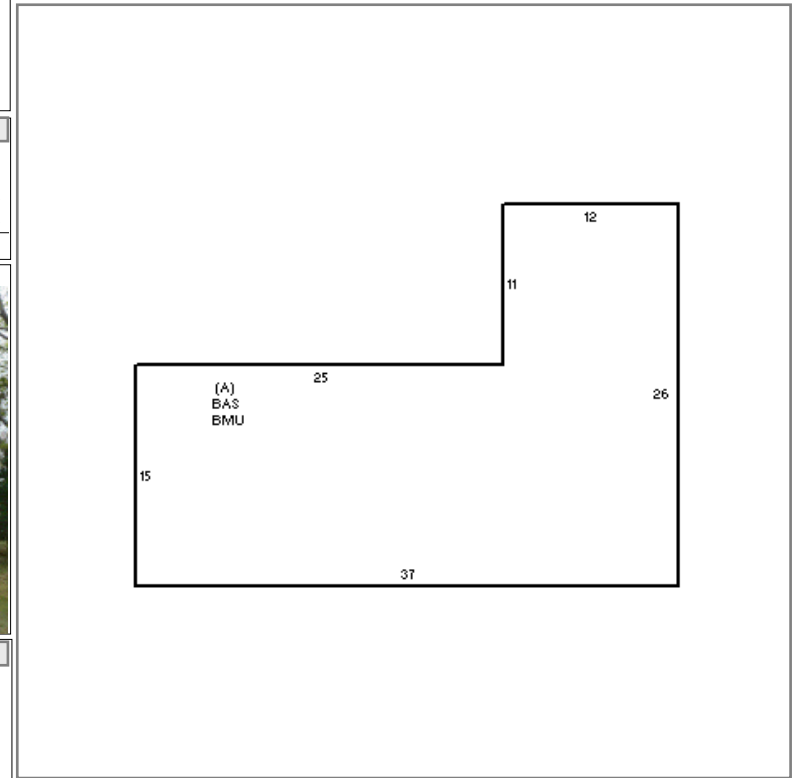
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,866 6		1.00	1.00	294,625	3.17	A	1.00	R07	1.25	211,380

TOTAL	9,845 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	211,400	187,100			
Infl1	AVG		BUILDING	132,300	114,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	343,700	301,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	6X4			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/2/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/2/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1948	SIZE ADJ	1.020
NET AREA	687	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	0.930

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	687		43.66	29,998
A	BAS	L	BASE AREA	687	1948	195.67	134,425
	F11	O	FPL 1S 1OP	1		7,605.90	7,606
	FIX	O	XTRA FIXTURES	1		2,020.50	2,021

TOTAL RCN	174,049
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	\$132,300