

Key: 5012

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.141

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WARD DIANE E 8 EMERSON AVE BOURNE, MA 02532				24.2-35-0				8 EMERSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WARD DIANE E				06/21/2022	F	10	35197-248				
WARD DIANE E				11/12/2021	F	10	34655-274				
WARD DIANE E				04/20/2011	F	10	25391-33				

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	%
0=18834	09/26/2018	15	INSULATE/WEA	4,021			100	100
08042	01/31/2008	10	WOODSTOVE	2,499	09/24/2008	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,566 6		1.00	100 1.00	294,625	4.61	A	1.00	R07	1.25	204,910

TOTAL	6,578 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	204,900	181,400			
Infl1	AVG		BUILDING	164,600	145,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	369,500	327,100			

DETACHED

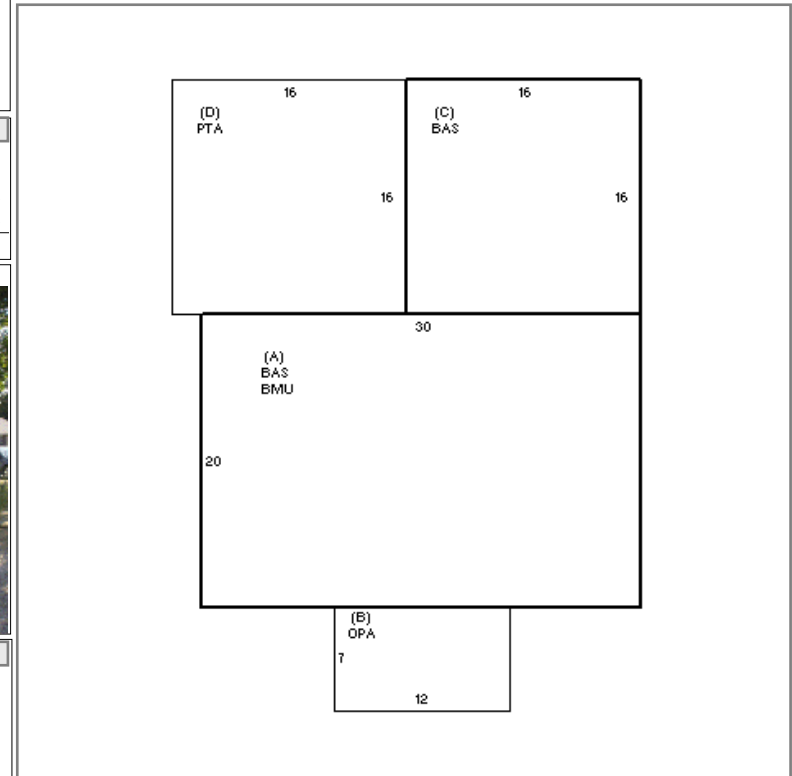
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	12/31/2002
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/30/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/22/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	856	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	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	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	600		45.54	27,326
EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	84		71.11	5,973
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	856	1950	196.20	167,950
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	256		13.45	3,444
FLOOR COVER	1	HARDWOOD	1.02	F11	O	FPL 1S 1OP		1		7,933.00	7,933
INT. FINISH	2	DRYWALL	1.00	MST	O	MAS/METAL STACK		1		3,948.70	3,949
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	216,575
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	\$164,600