

Key: 5026

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.155

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION			
<b>MORGAN GARY M &amp;                      JOANNE M MORGAN                      18 EMERSON AVE                      BOURNE, MA 02532-3604</b>							24.2-50-0				18 EMERSON AVE			
							TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
							MORGAN GARY M &				11/27/1996	XX		10502-239

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	28,690 6	1.00	100	1.00	100	1.00	294,625	1.28	A	1.00 R07	1.25	248,310

TOTAL	28,706 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	248,300	219,800			
Infl1	AVG		BUILDING	282,900	221,600			
N_Index	AVG		DETACHED	14,100	21,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>545,300</b>	<b>462,700</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20 50	0.50 24 X 24		576	43.60	12,600
SHF	G	1.20 50	0.50 10 X 12		120	19.71	1,200
PTD	A	1.00 A	0.75 8 X 8		64	6.11	300

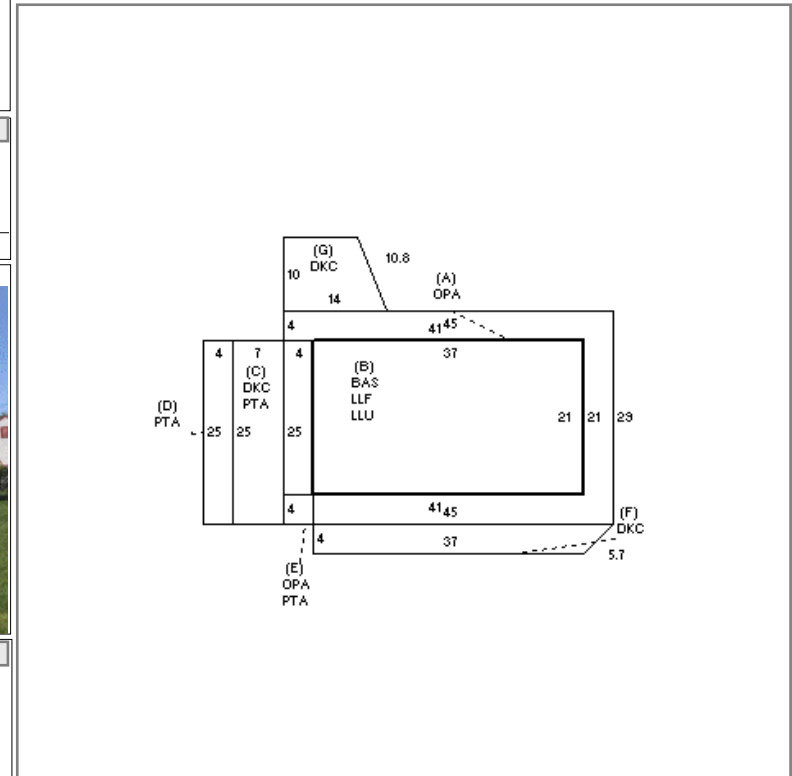


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/3/2019	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/30/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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 %
B-22-278	09/08/2022	3	ALT/RENO	40,000	06/30/2023	TL	100 100
18535	06/19/2018	3	ALT/RENO	20,000	06/03/2019	TL	100 100
09011	01/09/2009	4	DETACH.STRUC	2,500			100 100
930364	07/13/1993	3	ALT/RENO	2,000	12/01/1994	JS	100 100
910309	07/02/1991	9	DECK	2,500	02/01/1992	HS	100 100



BUILDING

YEAR BLT	1965	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328,975															
NET AREA	1,554	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	544		61.22	33,306	<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>U</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	G	BATHS	G	HEAT	U	ELECT	U
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\$NLA(RCN)	\$212	OVERALL	1.030	EXT COVER	10	VERT BOARD	1.00	B	LLU	N	LOWER LEVEL UNF	777		37.72	29,307																	
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	777	1965	64.19	49,877																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	777	1965	214.59	166,733																	
				FLOOR COVER	21	COMBO	1.00	+	PTA	N	PATIO	375		14.15	5,305																	
				INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	451		65.32	29,459																	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S IOP	1		8,341.10	8,341																		
				FUEL SOURCE	3	ELECTRIC	1.00	FIX	O	XTRA FIXTURES	3		2,215.50	6,647																		
				USE	0		1.00																									
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CAPACITY		UNITS	ADJ																													
STORIES		1	1.00																													
ROOMS		4	1.00																													
BEDROOMS		2	1.00																													
BATHROOMS		2	1.00																													
FIXTURES		8	1.00																													
GARAGE CAPACITY		2	1.00																													
% BSMT FINISH		100	1.00																													
# OF HALF BATHS		0	1.00																													
# OF UNITS		1	1.00																													