Key: 5031

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,161

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ONEILL JOHN A SR ETUX PATRICIA L ONEILL 5 FARNUM ROAD BOURNE, MA 02532-3641	24.2-57-0	5 FARNUM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ONEILL JOHN A SR ETUX	08/14/2002	F	100	15474-180
ONEILL JOHN A &		XX		03658-0292

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,915	6 1.00	100 1.00	100 1.00	294,625	1.65	A 1.00	R07 1.25			233,060

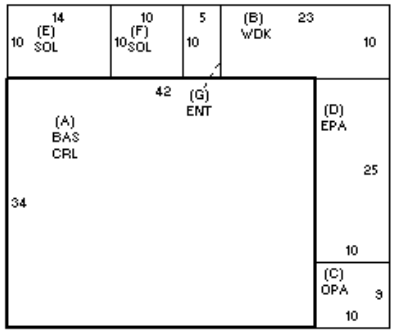
TOTAL	20,909 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	233,100	206,300
BUILDING	264,800	237,500
DETACHED	1,900	3,400
OTHER	0	0
TOTAL	**499,800**	**447,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12X12		144	16.42	1,200
WDK	A 1.00	50 0.50	6X12		72	18.30	700

PHOTO 05/01/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2023	SL
LIST	5/4/2023	SL
REVIEW	5/4/2023	SL

YEAR BLT	1984	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,428		17.19	24,549
A	BAS	L	BASE AREA	1,428	1984	176.90	252,608
B	WDK	N	WOOD DECK	230		24.97	5,744
C	OPA	N	OPEN PORCH	90		69.30	6,237
D	EPA	N	ENCLOSED PORCH	250		62.90	15,725
E	SOL	N	SOLARIUM	140		99.04	13,865
F	SOL	N	SOLARIUM	100		105.64	10,564
G	ENT	N	ENCLOSED ENTRY	50		81.52	4,076
	FIX	O	XTRA FIXTURES	3		2,053.53	6,161

TOTAL RCN	339,528

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$264,800