

Key: 5099

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.232

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| COX COLLEEN M TRS COLLEEN M COX REVOCABLE TRUST 9 KEENE ST BOURNE, MA 02532 | | | | 24.3-19-0 | | | | 9 KEENE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| COX COLLEEN M TRS COLLEEN | | | | 01/24/2017 | F | 1 | 30254-195 | | | | |
| COX CHARLES D & | | | | 11/19/1993 | QS | 85,000 | 8899-090 | | | | |

| 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 | % |
| 03782 | 10/29/2003 | 5 | DEMOLITIONS | 220,000 | 03/28/2005 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 5,296 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 294,625 | 5.65 | A | 1.00 | R07 1.25 | 202,420 |

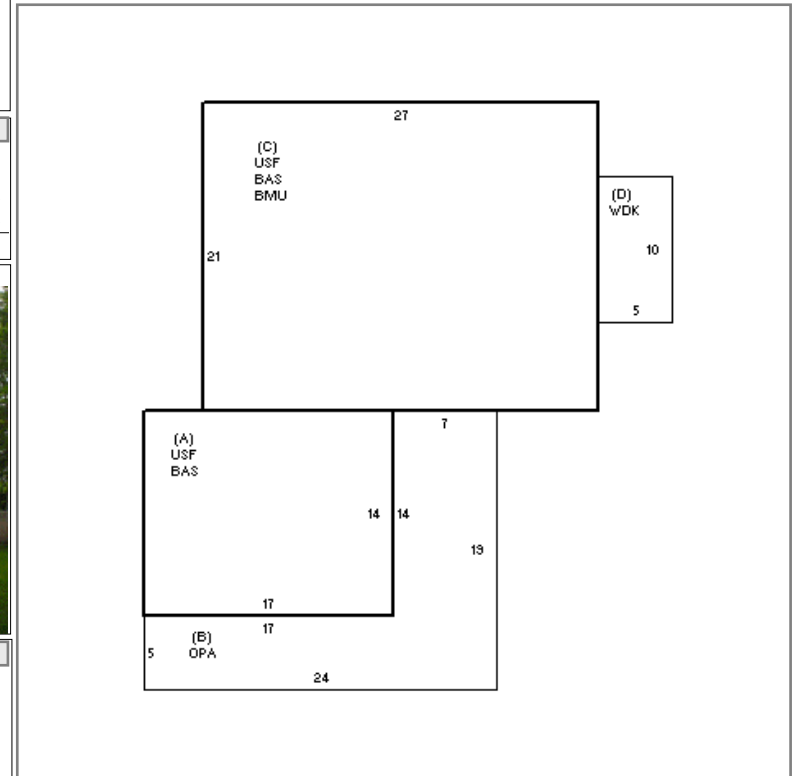
| TOTAL | 5,314 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BOURNE | NOTE | LAND | 202,400 | 179,100 | | | |
| Infl1 | AVG | | BUILDING | 344,700 | 305,000 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 547,100 | 484,100 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8 X 10 | | | 0.00 | |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 7/18/2018 | BC |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/18/2018 | EST |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 7/18/2018 | BC |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1880 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,610 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$228 | OVERALL | 1.140 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 3 | 1.00 |
| FIXTURES | | 12 | 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 | 3 | FOUN. WALL | 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 | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 238 | 1880 | 239.74 | 57,059 |
| + | USF | L | UPPER STORY FIN | 805 | 1880 | 130.15 | 104,767 |
| B | OPA | N | OPEN PORCH | 218 | | 71.15 | 15,511 |
| C | BMU | N | BSMT UNFINISHED | 567 | | 55.65 | 31,554 |
| C | BAS | L | BASE AREA | 567 | 2004 | 239.74 | 135,935 |
| D | WDK | N | WOOD DECK | 50 | | 76.62 | 3,831 |
| | FIX | O | XTRA FIXTURES | 7 | | 2,574.59 | 18,022 |

| TOTAL RCN | 366.679 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2013 / 9 |
| COND | 6 6 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 6 % GD 94 |
| RCNLD | \$344,700 |