

Key: 5134

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.269

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORGAN JOANNE M & GARY M MORGAN 18 EMERSON AVENUE BOURNE, MA 02532-3604				24.3-53-0				8 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORGAN JOANNE M &				12/02/1996	O	68,000	10507-91				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SM RETAIL/SERV STORE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13731	10/21/2013	7	SIGN		06/27/2016	RJM	100 100
10212	04/30/2010	3	ALT/RENO	725	06/15/2011	JB	100 100
09291	07/06/2009	3	ALT/RENO	5,500	08/26/2010	JB	100 100
08592	10/27/2008	3	ALT/RENO	1,950	08/17/2009	JB	100 100
07034	01/23/2007	3	ALT/RENO	28,433	05/31/2007	MM	100 100

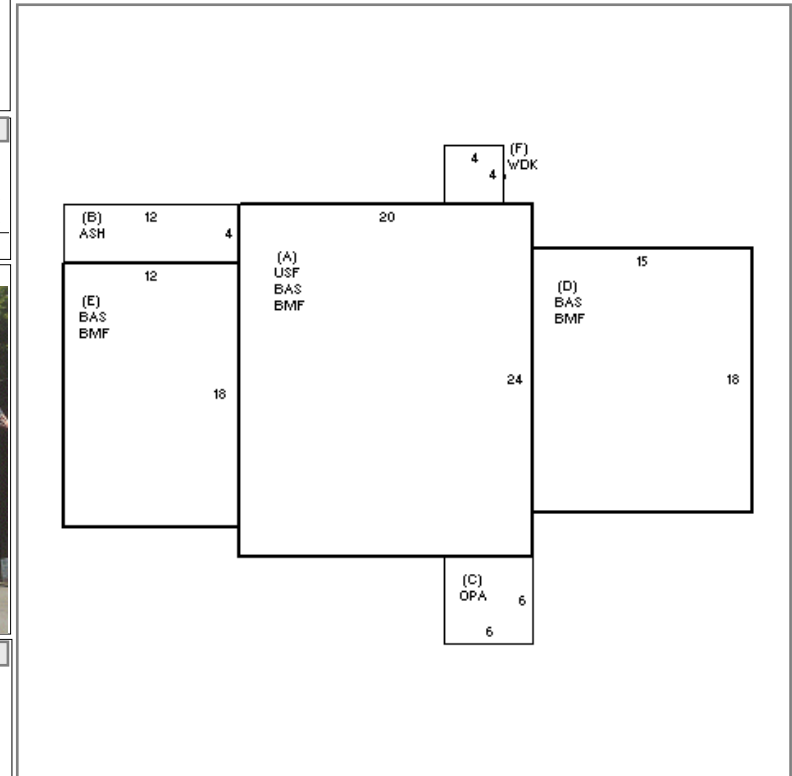
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	3,426	C-6	1.00	100	1.00	100	1.00	546,600	3.81	A	1.00	65	1.20		163,960

TOTAL	3,441 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE 7-2019. Paving was resurfaced.	LAND	164,000	157,700		
Infl1	AVG		BUILDING	187,000	182,300		
N_Index	AVG		DETACHED	1,700	1,500		
			OTHER	0	0		
			TOTAL	352,700	341,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70	2019	2,000	1.20	1,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2019	RP
MODEL	5		CIM-5	LIST	7/17/2019	EST
STYLE	31	2.25	STORE(SM.RETAIL [100%])	REVIEW	7/17/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,712
NET AREA	2,412	DETAIL ADJ	2.113	FOUNDATION	4	FLR & WALL	1.00	A	BMF	L	BSMT FIN	480	1960	58.95	28,294	CONDITION ELEM	CD
\$NLA(RCN)	\$108	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	480	2007	146.19	70,173	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	480	2007	123.97	59,506	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	ASH	N	ATT SHED	48		22.29	1,070	CDN/APP	A
				FLOOR COVER	5	VINYL	1.00	C	OPA	N	OPEN PORCH	36		16.11	580		
				INT. FINISH	4	WALL BOARD	0.96	D	BMF	L	BSMT FIN	270	1960	58.94	15,915		
				HEATING/COOL	9	WARM/COOL AIR	1.00	+	BAS	L	BASE AREA	486	1960	146.19	71,050		
				FUEL SOURCE	2	GAS	1.00	E	BMF	L	BSMT FIN	216	1960	58.94	12,732		
				NAF	0		1.00	F	WDK	N	WOOD DECK	16		24.50	392		
																EFF.YR/AGE	1987 / 35
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$187,000