Key: 6122

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,280

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEELER RUSSELL S & WENDY F TRS RUSSELL S KEELER REV TRUST PO BOX 65 ROCHESTER, MA 02770	30.1-17-0	53 MARYLAND AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEELER RUSSELL S & WENDY	12/20/2021	F	10	34766-248
KEELER RUSSELL	11/10/2020	F	1	33456-43
KEELER GEORGE E & HELEN O	10/14/2015	F	100	29200-63

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

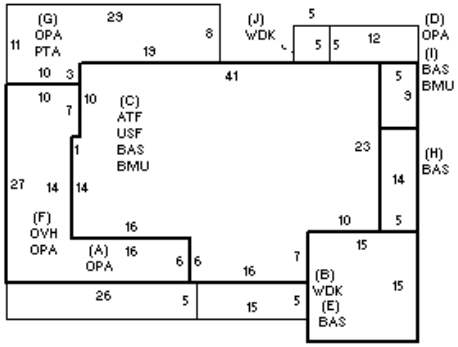
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09489	10/07/2009	3	ALT/RENO	1,000	10/12/2016	TL	100	100
980662	11/12/1998	2	ADDITIONS	45,000	06/19/2001	TL	100	100
980617	10/19/1998	3	ALT/RENO	38,000	06/19/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,800	9 1.00	100 1.00	100 1.00	659,960	3.52	A 1.00	BVG 2.80			468,810

TOTAL	8,799 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	468,800	414,900
BUILDING	542,500	480,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,011,300**	**895,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/20/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/13/2016	TL
LIST	10/13/2016	TL
REVIEW	10/13/2016	TL

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,854	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	798		64.27	51,285
+	WDK	N	WOOD DECK	100		48.05	4,805
+	BMU	N	BSMT UNFINISHED	1,129		39.82	44,957
C	BAS	L	BASE AREA	1,084	1900	200.33	217,160
C	USF	L	UPPER STORY FIN	1,084	1900	113.53	123,070
C	ATF	N	ATTIC FINISH	1,084		64.05	69,433
+	BAS	L	BASE AREA	340	1999	200.33	68,112
F	OVH	L	OVERHANG	346	1900	197.76	68,426
G	PTA	N	PATIO	262		14.85	3,891
	FIX	O	XTRA FIXTURES	8		2,325.55	18,604

TOTAL RCN	669,741

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

EFF.YR/AGE	2000 / 22		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$542,500