Key: 6341

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.496

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EMMONS MARK ETUX CARLA EMMONS PO BOX 694 MONUMENT BEACH, MA 02553	30.4-13-0	4 WORCESTER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EMMONS MARK ETUX	11/21/2014	QS	767,500	28525-211
BOVA DAVID R &	07/01/1997	G	236,000	10831-90

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

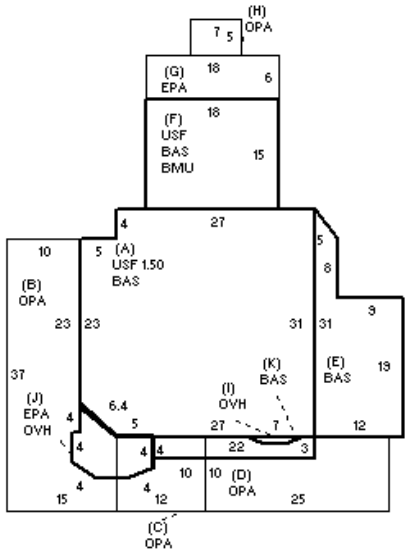
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-297	10/13/2023	2	ADDITIONS	150,000			0	0
EXB-23-226	04/20/2023	3	ALT/RENO	23,000			0	0
SR-21-22	04/12/2021	4	DETACH.STRUC	2,000			100	100
343	05/16/2020	6	FENCE	1,600			100	100
19997	10/22/2019	3	ALT/RENO	5,000	07/28/2020		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,077	9 1.00	100 1.00	100 1.00	459,615	2.64	A 1.00	BGD 1.95			336,530

TOTAL	12,077 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	Great views		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	336,500	328,400
BUILDING	665,800	589,200
DETACHED	65,800	62,600
OTHER	0	0
TOTAL	**1,068,100**	**980,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 16		128	16.42	1,900
GFL	S 3.00	10 0.90	22 X 25	2006	518	133.80	62,400
OPS	S 3.00	10 0.90	4 X 8	2006	32	50.40	1,500
SHF	A 1.00	10 0.90	7 X 10	2021		0.00	

PHOTO 02/25/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2016	TL
LIST	12/19/2016	TL
REVIEW	2/9/2022	RP

YEAR BLT	1892	SIZE ADJ	0.995
NET AREA	3,343	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.260

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	1	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,495	1892	241.50	361,037
+	USF	L	UPPER STORY FIN	1,713	1892	136.86	234,444
+	OPA	N	OPEN PORCH	835		77.47	64,690
F	BMU	N	BSMT UNFINISHED	270		80.81	21,818
+	EPA	N	ENCLOSED PORCH	177		97.14	17,193
+	OVH	L	OVERHANG	135	1892	238.40	32,184
	F31	O	FPL 3S 1OP			0.00	
	FIX	O	XTRA FIXTURES	9		2,803.31	25,230

TOTAL RCN	756,596
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	$665,800