

Key: 7088

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.230

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENNER MARY ANN TR OF T&T REALTY TRUST PO BOX 85 MONUMENT BEACH, MA 02553				34.0-10-0				23 EMMONS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENNER MARY ANN TR OF				04/15/1997	H	160,000	10698-335				

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	%
EXB-23-606 19251 16089	09/19/2023 04/04/2019 02/09/2016	15 4 9	INSULATE/WEA DETACH.STRUC DECK	2,243 3,000	12/15/2020	TL	100 100 100	100 100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,522 9	1.00	100	1.00	1,055,936	1.50	30	0.70	BSP	6.40	853,580

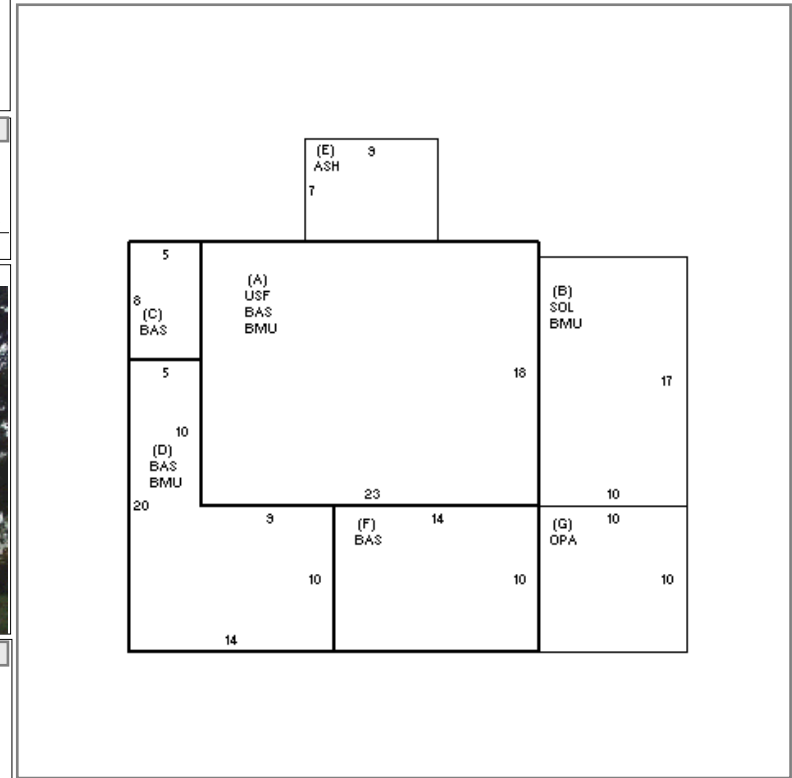
TOTAL	23,522 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E TOPO=PARKING LOT, BUSY ROAD & BOAT RAMP (Was 40%, now 30% per BC 7/17/18)	LAND	853,600	755,400			
Infl1	AVG		BUILDING	232,000	205,300			
N_Index	AVG		DETACHED	14,500	11,500			
			OTHER	0	0			
		TOTAL		1,100,100	972,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 10 0.90	19 X 22		418	38.49	14,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/17/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/15/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1853	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	279,545		
NET AREA	1,198	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	774		47.66	36,886	CONDITION ELEM	CD		
\$NLA(RCN)	\$233	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	604	1853	213.55	128,987	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	414	1853	113.92	47,162	INTERIOR	A	
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	SOL	N	SOLARIUM	170		99.22	16,868	KITCHEN	G			
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	180	2016	213.55	38,440	BATHS	G			
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00	E	ASH	N	ATT SHED	63		24.70	1,556	HEAT	A			
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00	G	OPA	N	OPEN PORCH	100		74.41	7,441	ELECT	A			
FIXTURES	6	1.00	FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	1		2,205.20	2,205					
GARAGE CAPACITY	1	1.00	USE	0		1.00													
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	0	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	17 17 %		
																FUNC	0		
																ECON	0		
																DEPR	17	% GD	83
																RCNLD	\$232,000		