Key: 7091

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,233

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARSHALL PETER J PO BOX 86 MONUMENT BEACH, MA 02553	34.0-13-0	11 EMMONS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARSHALL PETER J		XX		2835-294

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	%
06599	09/27/2006	1	NEW CONSTRUC	152,000	08/05/2013	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,402	9 1.00	100 1.00	100 1.00	413,654	4.72	10 0.90	BGD 1.95			287,240

TOTAL	6,403 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

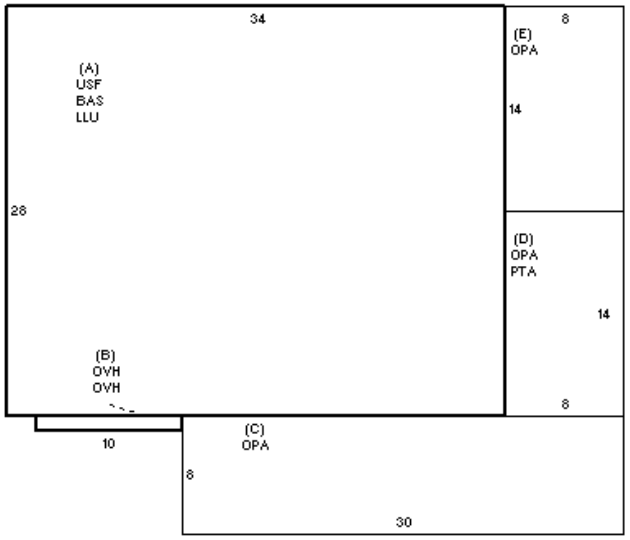
NOTE: T=deeded access thru 19 Emmons

ASSESSED	CURRENT	PREVIOUS
LAND	287,200	280,300
BUILDING	307,900	276,000
DETACHED	0	0
OTHER	0	0
TOTAL	**595,100**	**556,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/11/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/8/2019	RP
LIST	3/8/2019	RP
REVIEW	3/9/2023	RP

YEAR BLT	2006	SIZE ADJ	1.010
NET AREA	1,924	DETAIL ADJ	1.000
$NLA(RCN)	$205	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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
A	LLU	N	LOWER LEVEL UNF	952		34.66	32,993
A	BAS	L	BASE AREA	952	2006	214.51	204,212
A	USF	L	UPPER STORY FIN	952	2006	116.45	110,857
B	OVH	L	OVERHANG	20	2006	195.90	3,918
+	OPA	N	OPEN PORCH	464		63.66	29,538
D	PTA	N	PATIO	112		15.45	1,731
	FIX	O	XTRA FIXTURES	5		2,303.60	11,518

TOTAL RCN	394,767

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	10	uc ktch&bath fx
ECON	0	
DEPR	22	% GD 78
RCNLD		$307,900