

Key: 7097

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.239

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SMULLIN JOSEPH & SUSAN B JONES TRS SMULLIN FAMILY RLTY TRUST 22 WOODBINE AVE SWAMPSCOTT, MA 01907				34.0-19-0				13 EMMONS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMULLIN JOSEPH & SUSAN B				06/17/2015	F		1 28947-121				
SMULLIN LOUIS D & RUTH				10/05/1998	X		11744-173				

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	%
151159	12/14/2015	2	ADDITIONS	190,500	05/08/2017	TL	100	100
12403	06/15/2012	3	ALT/RENO		07/08/2016	WFF	100	100
06245	04/28/2006	4	DETACH.STRUC	2,237	05/18/2006	TL	100	100
01291	05/22/2001	3	ALT/RENO	7,500	07/20/2001	EB	100	100
970148	04/04/1997	3	ALT/RENO	7,000	03/19/1999	JS	100	100

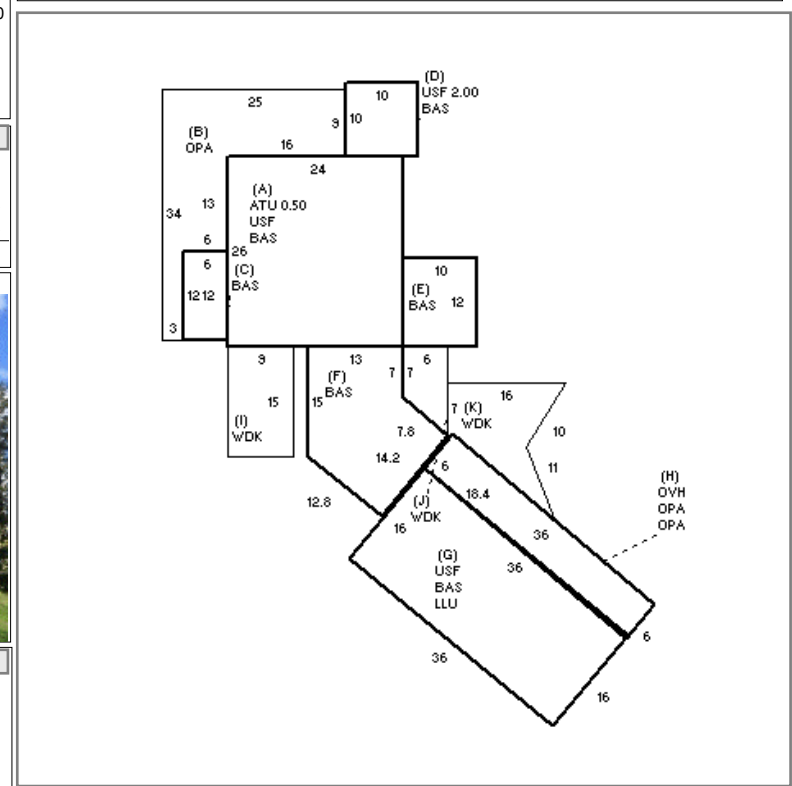
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1,508,480	1.00	A	1.00	BSP	6.40	1,384,920
300	A	0.912	9	1.00	100	104,320	1.00	A	1.00	BSP	6.40	95,140

TOTAL	1.830 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH						LAND	1,480,100	1,309,700
Infl1	AVG						BUILDING	439,300	393,300
N_Index	AVG						DETACHED	1,600	1,500
							OTHER	0	0
							TOTAL	1,921,000	1,704,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 16		128	16.42	1,600
SHF	A	1.00	50 0.50 6 X 8			0.00	



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2017	TL
MODEL	1		RESIDENTIAL			
STYLE	7	1.00	CONVENTIONAL [100%]	LIST	5/8/2017	TL
QUALITY	+	1.05	AVERAGE + [100%]	REVIEW	9/7/2021	RP
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	510,798
NET AREA	3,399	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,207	1900	148.03	178,677	CONDITION ELEM	CD
\$NLA(RCN)	\$150	OVERALL	0.800	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	824	1900	86.90	71,603	EXTERIOR	G
				ROOF SHAPE	3	GAMBREL	1.00	A	ATU	N	ATTIC UNF	312		35.33	11,022	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	810		49.19	39,843	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	G	LLU	N	LOWER LEVEL UNF	576		30.30	17,455	BATHS	A
				INT. FINISH	4	WALL BOARD	0.96	G	BAS	L	BASE AREA	576	2016	148.03	85,268	BATHS	A
				HEATING/COOLING	13	NONE	0.80	G	USF	L	UPPER STORY FIN	576	2016	86.90	50,053	HEAT	A
				FUEL SOURCE	8	NONE	1.00	H	OVH	L	OVERHANG	216	2016	151.36	32,695	ELECT	A
				USE	0		1.00	+	WDK	N	WOOD DECK	344		17.85	6,142		
									F21	O	FPL 2S IOP	1		7,362.60	7,363		
									FIX	O	XTRA FIXTURES	6		1,779.98	10,680		

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2005 / 17
STORIES	2	1.00	COND	14 14 %
ROOMS	11	1.00	FUNC	0
BEDROOMS	9	1.00	ECON	0
BATHROOMS	3	1.00	DEPR	14 % GD 86
FIXTURES	14	1.00	RCNLD	\$439,300
GARAGE CAPACITY	0	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		