Key: 7103

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,245

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEATING WILLIAM R AND TEVIS A KEATING PO BOX 264 MONUMENT BEACH, MA 02553-0264	34.0-25-0	10 BRIARWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEATING WILLIAM R AND	04/24/1998	QS	505,500	11379-247

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

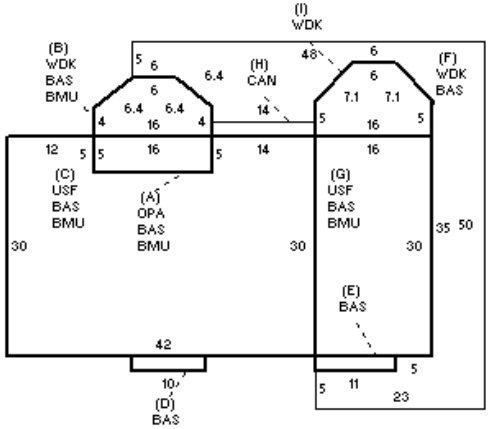
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09003	01/06/2009	2	ADDITIONS	55,250	09/23/2009	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,204	9 1.00	100 1.00	100 1.00	1,508,480	1.01	A 1.00	BSP 6.40			1,376,910

TOTAL	39,204 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,376,900	1,218,600
BUILDING	988,500	874,700
DETACHED	12,000	11,400
OTHER	0	0
TOTAL	**2,377,400**	**2,104,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OSH	A 1.00	A 0.75	11 X 17		187	11.12	1,600
SHF	S 3.00	30 0.70	16X19+4X8		336	44.27	10,400

PHOTO 09/24/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/23/2009	TL
LIST	9/23/2009	EST
REVIEW	12/15/2020	TL

YEAR BLT	1920	SIZE ADJ	0.990
NET AREA	3,685	DETAIL ADJ	1.000
$NLA(RCN)	$295	OVERALL	1.240

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	21	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	7	STUCCO	1.20
ROOF SHAPE	4	FLAT/ SHED	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,848		49.14	90,813
A	OPA	N	OPEN PORCH	80		119.10	9,528
C	BAS	L	BASE AREA	1,180	1920	284.82	336,091
C	USF	L	UPPER STORY FIN	1,180	1985	172.30	203,316
+	BAS	L	BASE AREA	208	1920	284.83	59,244
+	BAS	L	BASE AREA	637	2009	284.82	181,432
G	USF	L	UPPER STORY FIN	480	2009	172.30	82,706
H	CAN	N	CANOPY	28		22.61	633
+	WDK	N	WOOD DECK	1,003		35.40	35,505
	F22	O	FPL 2S 2OP	2		15,281.60	30,563
	FIX	O	XTRA FIXTURES	16		3,529.34	56,470

TOTAL RCN	1,086,299
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	$988,500