Key: 7430

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,586

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEESLING COREY L ETUX TRISHA D KEESLING 71 THOM AVE BOURNE, MA 02532	35.1-20-0	71 THOM AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEESLING COREY L ETUX	12/20/2011	QS	200,000	25937-340
CONLEY PATRICIA A (JACOBS	06/10/2003	F		17060-42
DUSA ROBERT D &	07/12/1993	F	1	08672-00198

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-23-255	08/30/2023	9	DECK	16,000			0	0
EXB-23-335	05/25/2023	3	ALT/RENO	45,000			0	0
EXB-21-337	05/12/2021	3	ALT/RENO	7,300			100	100
EXB-21-308	05/03/2021	14	SOLAR	15,300			100	100
890528	08/22/1989	3	ALT/RENO	2,500	01/11/1990	HLD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	9 1.00	100 1.00	100 1.00	247,485	2.87	A 1.00	R05 1.05			179,430

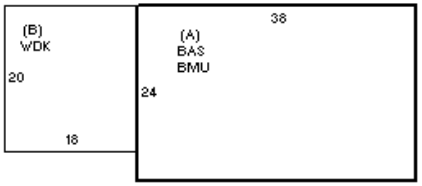
TOTAL	11,021 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	179,400	158,800
BUILDING	168,400	149,000
DETACHED	0	0
OTHER	0	0
TOTAL	**347,800**	**307,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2021	RP
LIST	4/14/2021	EST
REVIEW	4/14/2021	RP

YEAR BLT	1969	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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	BMU	N	BSMT UNFINISHED	912		36.08	32,904
A	BAS	L	BASE AREA	912	1969	196.20	178,937
B	WDK	N	WOOD DECK	360		21.13	7,609
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN 221,556

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $168,400