

Key: 7698

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.853

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KEANEY JOHN F JR & DONNA M KEANEY 3 BLACK HORSE LANE HINGHAM, MA 02043				37.0-4-0				5 MIDDLE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEANEY JOHN F JR & KEANEY JOHN F JR ETUX				09/27/2016	F	29961-139	1				
KEIGHLEY CAROLYN P				04/29/2010	QS	997,500	24517-308				
				01/29/2010	F		24333-59/60				

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	%
11514	09/06/2011	2	ADDITIONS	682,389	08/13/2012	TL	100	100

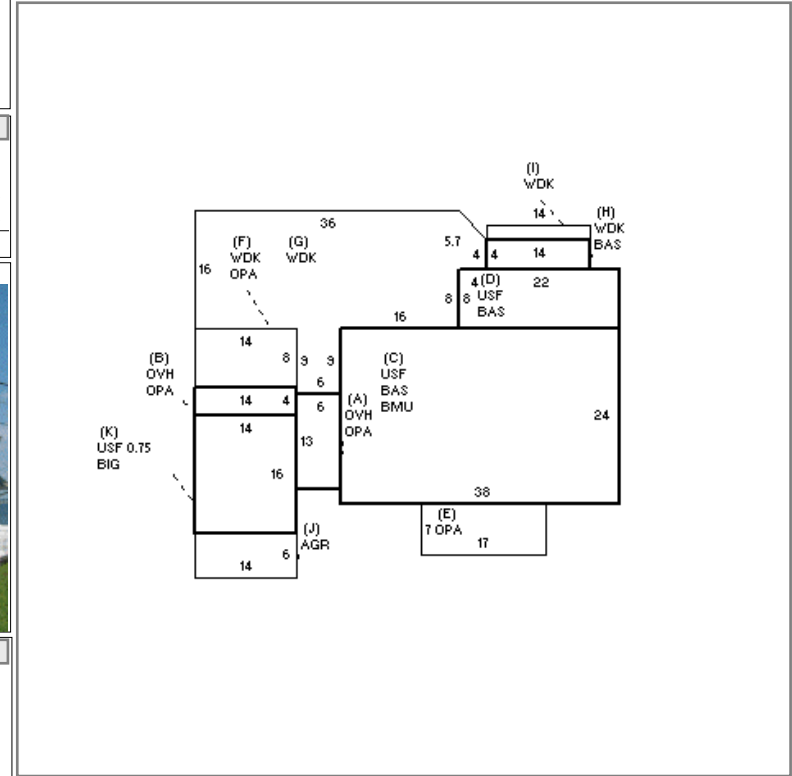
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,820	11	1.00	100	1,414,200	2.21	A	1.00	BSP	6.00	1,061,300

TOTAL	14,810 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,061,300	939,300			
Infl1	AVG		BUILDING	782,800	692,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,844,100	1,632,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2012	TL
MODEL	1		RESIDENTIAL	LIST	9/15/2008	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/13/2012	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	2,534	DETAIL ADJ	1.000
\$NLA(RCN)	\$318	OVERALL	1.190

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	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	365		94.55	34,509
+	OVH	L	OVERHANG	134	2011	290.93	38,985
C	BMU	N	BSMT UNFINISHED	912		58.58	53,426
+	USF	L	UPPER STORY FIN	1,080	2011	167.02	180,386
+	BAS	L	BASE AREA	1,088	1960	308.39	335,532
D	USF	L	UPPER STORY FIN	176	1960	167.02	29,396
+	WDK	N	WOOD DECK	850		34.31	29,168
H	BAS	L	BASE AREA	56	2011	308.39	17,270
J	AGR	N	ATT GARAGE	84		137.72	11,568
K	BIG	N	BUILT-IN GARAGE	224		142.25	31,863
F21	O	O	FPL 2S 1OP	1		14,151.70	14,152
FIX	O	O	XTRA FIXTURES	9		3,421.13	30,790

TOTAL RCN	807,045
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$782,800