

Key: 8771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.949

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEOHANE EDWARD J & LAURIE M C/O QUINN SUSAN S TRS 51 OLD NORTH RD POCASSET, MA 02559				42.0-16-2				51 OLD NORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUINN SUSAN S TRS				10/19/2023	F	10	36042-222				
QUINN SUSAN				07/14/2023	QS	1,275,000	35890-7				
KEOHANE EDWARD J & LAURIE				09/28/2018	QS	625,000	31563-248				

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	%
19780	08/22/2019	15	INSULATE/WEA	809			100	100
19186	03/18/2019	15	INSULATE/WEA	8,553			100	100
04611	08/12/2004	2	ADDITIONS	15,000	01/21/2005	TL	100	100
980076	02/24/1998	1	NEW CONSTRUC	200,000	10/03/2000	TL	100	100
950042	02/02/1995	1	NEW CONSTRUC	200,000	01/22/1998	JS	100	100

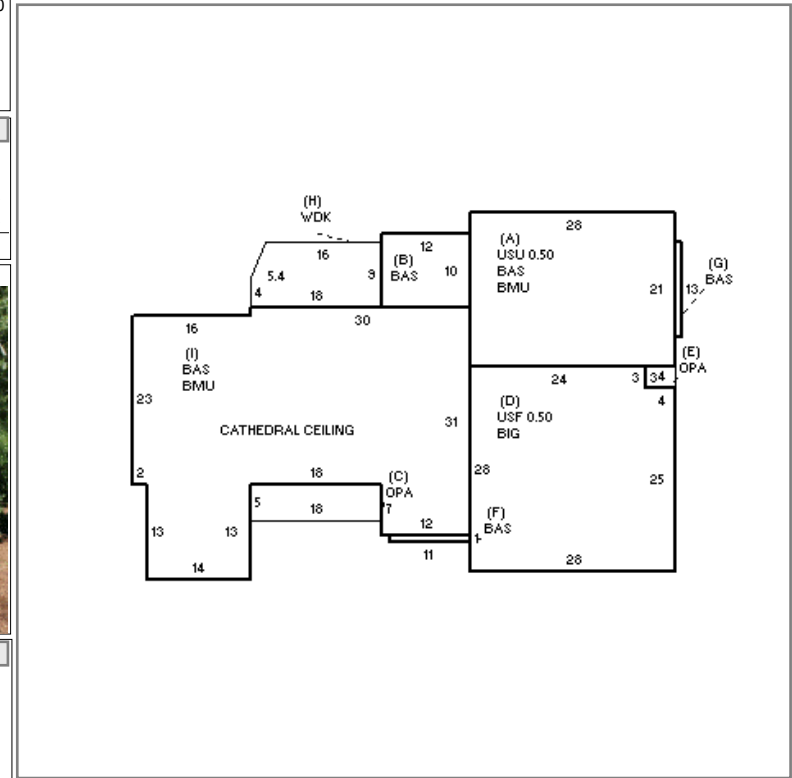
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.021	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	860

TOTAL	40,903 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE deeded beach rights to Beacon Point Association	LAND	541,800	422,000			
Infl1	AVG		BUILDING	573,600	507,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,115,400	929,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	8 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2005	TL
MODEL	1		RESIDENTIAL	LIST	1/21/2005	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/16/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	699,503		
NET AREA	2,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,942		36.61	71,096	CONDITION ELEM	CD		
\$NLA(RCN)	\$283	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	USU	N	UPPER STORY UNF	294		57.83	17,001	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,086	1998	212.19	442,629	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	102		84.71	8,640	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	772		91.05	70,293	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	386	1998	135.85	52,439	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	H	WDK	N	WOOD DECK	157		43.18	6,779	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		9,899.40	9,899				
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,629.30	13,147				
									WPL	O	WHIRLPOOL	1		7,579.50	7,580				
																EFF.YR/AGE	2001 / 21		
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	18	% GD	82
																RCNLD	\$573,600		