Key: 9067

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,268

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O KEEFE WILLIAM E TR OF LC REALTY TRUST PO BOX 746 POCASSET, MA 02559	43.1-59-0	3 SHERMAN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O KEEFE WILLIAM E TR OF	01/22/2007	F	1	21714-138
O KEEFE WILLIAM E	02/07/1996	A	90,000	10047-230

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	%
E-21-292	04/28/2021	3	ALT/RENO	3,000			100	100
PL-21-110	04/05/2021	3	ALT/RENO	5,000	05/12/2022		100	100
18554	07/02/2018	3	ALT/RENO	26,585			100	100
980235	05/15/1998	3	ALT/RENO	14,000	01/25/1999	JS	100	100
970190	04/25/1997	4	DETACH.STRUC	3,500	05/14/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,420	11 1.00	100 1.00	100 1.00	707,100	3.66	A 1.00	BG- 3.00			500,510

TOTAL	8,407 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

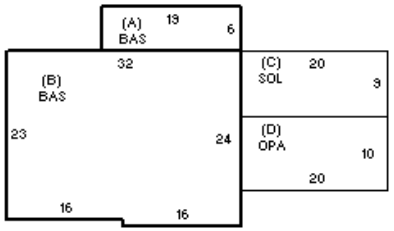
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	500,500	443,000
BUILDING	124,800	110,400
DETACHED	6,200	5,900
OTHER	0	0
TOTAL	**631,500**	**559,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100
GZB	A 1.00	10 0.90	12 X 10		120	26.50	2,900
OPS	A 1.00	10 0.90	8 X 10		80	16.80	1,200

PHOTO 11/18/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.73	COTTAGE [87%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/15/2018	TL
LIST	5/12/2022	EST
REVIEW	5/12/2022	TL

YEAR BLT	1951	SIZE ADJ	1.020
NET AREA	866	DETAIL ADJ	1.000
$NLA(RCN)	$176	OVERALL	0.703

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	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	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	114	1951	142.20	16,211
B	BAS	L	BASE AREA	752	1951	142.20	106,932
C	SOL	N	SOLARIUM	180		68.73	12,371
D	OPA	N	OPEN PORCH	200		46.87	9,373
	F11	O	FPL 1S 1OP	1		5,749.40	5,749
	FIX	O	XTRA FIXTURES	1		1,527.30	1,527

TOTAL RCN	152,163

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$124,800