

Key: 10182

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.416

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| EATON GARY L TRS<br>C/O EATON GARY L<br>25 KENNEBEC AVE<br>POCASSET, MA 02559 |  |  |  | 47.1-34-0  |   |            |              | 25 KENNEBEC AVE |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| EATON GARY L  |  |  |  | 02/23/2023 | G | 100        | 35649-278    |                 |  |  |  |
| EATON GARY L TRS  |  |  |  | 10/25/2021 | F | 1          | 34599-350    |                 |  |  |  |
| EATON GARY L  |  |  |  | 03/19/2020 | V | 540,000    | 32769-83     |                 |  |  |  |

| 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-21-464 | 12/22/2021 | 2             | ADDITIONS | 72,500 | 10/02/2023 | TL | 0      | 0   |
| 02701    | 10/16/2002 | 3             | ALT/RENO  | 10,000 | 04/15/2003 | TL | 100    | 100 |
| 980539   | 09/14/1998 | 3             | ALT/RENO  | 40,000 | 01/26/1999 | JS | 100    | 100 |
| 940054   | 02/28/1994 | 2             | ADDITIONS | 20,000 | 01/20/1995 | JS | 100    | 100 |

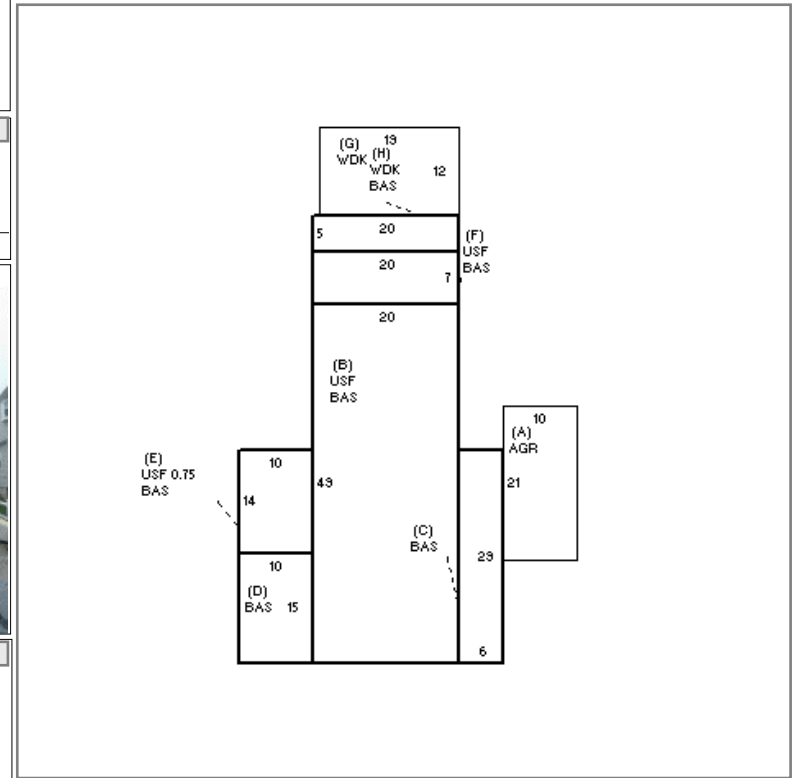
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 5,000    | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 707,100 | 5.97 | A          | 1.00      | BG- | 3.00 |  |  | 484,410 |

| TOTAL   | 5,009 SF | ZONING  | 1            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|---|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | POC      | N<br>O<br>T<br>E<br>ALSO OWNS CONTIGUOUS PARCEL 26 WHICH IS UNBUILDABLE | LAND         | 484,400        | 428,700        |          |         |          |
| Infl1   | AVG      |   | BUILDING     | 372,600        | 329,700        |          |         |          |
| N_Index | AVG      |   | DETACHED     | 0              | 0              |          |         |          |
|         |          |   | OTHER        | 0              | 0              |          |         |          |
|         |          |   | <b>TOTAL</b> | <b>857,000</b> | <b>758,400</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE       | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 8 X 10 |    |       | 0.00      |       |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/19/2017 | DB  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/19/2017 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 10/2/2023 | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT       | 1900      | SIZE ADJ   | 1.000 | ELEMENT   | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 477,645 |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|----------------|-----------|------------|-------|---|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|---|-------|----|---------|
| NET AREA       | 2,909     | DETAIL ADJ | 1.000 | FOUNDATION  | 1  | PIER           | 1.00 | A | AGR | N | ATT GARAGE      | 210   |      | 71.19     | 14,950  |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| \$NLA(RCN)     | \$164     | OVERALL    | 1.020 | EXT COVER   | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 1,684 | 1900 | 184.17    | 310,138 |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | ROOF SHAPE  | 2  | HIP            | 1.02 | + | USF | L | UPPER STORY FIN | 1,225 | 1900 | 106.05    | 129,908 |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | ROOF COVER  | 1  | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK       | 328   |      | 21.79     | 7,146   |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | FLOOR COVER   | 13 | HARDWOOD-W/W   | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,985.20  | 8,985   |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | INT. FINISH   | 2  | DRYWALL        | 1.00 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,172.27  | 6,517   |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | HEATING/COOLING   | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | FUEL SOURCE   | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | USE   | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table> |    |                |      |   |     |   |                 |       |      |           |         |           |         | CONDITION ELEM | CD        | EXTERIOR | A    | INTERIOR | G    | KITCHEN | A | BATHS | A    | HEAT | A | ELECT | A  |         |
| CONDITION ELEM | CD        |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| EXTERIOR       | A         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| INTERIOR       | G         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| KITCHEN        | A         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| BATHS          | A         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| HEAT           | A         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| ELECT          | A         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1997 / 25</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>22</td> <td>22 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td>uc</td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>22</td> <td>% GD 78</td> </tr> </tbody> </table>                |    |                |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE     | 1997 / 25 |          | COND | 22       | 22 % | FUNC    | 0 | uc    | ECON | 0    |   | DEPR  | 22 | % GD 78 |
| EFF.YR/AGE     | 1997 / 25 |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| COND           | 22        | 22 %       |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| FUNC           | 0         | uc         |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| ECON           | 0         |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
| DEPR           | 22        | % GD 78    |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |
|                |           |            |       | <table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$372,600</td> </tr> </thead> </table>   |    |                |      |   |     |   |                 |       |      |           |         |           |         | RCNLD          | \$372,600 |          |      |          |      |         |   |       |      |      |   |       |    |         |
| RCNLD          | \$372,600 |            |       |   |    |                |      |   |     |   |                 |       |      |           |         |           |         |                |           |          |      |          |      |         |   |       |      |      |   |       |    |         |