

Key: 15704

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.797

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EEL POND MANAGEMENT LLC 48 MILLSTONE ST N FALMOUTH, MA 02556				26.4-43-0				200 EEL POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EEL POND MANAGEMENT LLC				05/06/2022	F	100	35103-185				
JOYCE MCALISTER M &				05/25/2021	F	1	34146-312				
JOYCE ALEXANDER M				11/19/2013	F	1	27831-42				

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 %
191095	11/25/2019	3	ALT/RENO	25,000	10/13/2020	TL	100 100
10174	04/20/2010	3	ALT/RENO	1,274	10/13/2020	TL	100 100
03706	09/30/2003	4	DETACH.STRUC	6,000	07/29/2010	TL	100 100
					06/17/2004	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	9	1.00	100	1.00	100	1.00	388,905	1.00	A	1.00	PEX	1.65	357,050
300	A	4,482	9	1.00	100	1.00	100	1.00	26,895	1.00	A	1.00	PEX	1.65	120,540

TOTAL	5.400 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	view of back river; stable=no business-changed to shf-overgrown no access / 5-8-2020 corrected total acres according to plan book 564 page 8				LAND	477,600	422,500	
Infl1	AVG					BUILDING	263,700	233,300	
N_Index	AVG					DETACHED	3,400	3,300	
						OTHER	0	0	
						TOTAL	744,700	659,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 30	2003	300	15.23	3,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2020	RP
MODEL	1		RESIDENTIAL	LIST	10/14/2020	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	10/14/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	528		28.47	15,034
\$NLA(RCN)	\$272	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,104	1986	212.77	234,899
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	188		38.77	7,289
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLU	N	LOWER LEVEL UNF	576		40.19	23,147
				FLOOR COVER	1	HARDWOOD	1.02	E	OVH	L	OVERHANG	48	1986	200.73	9,635
				INT. FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	1			7,900.50	7,901
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F11	O	FPL 1S IOP	1			8,887.00	8,887
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3			2,360.47	7,081
				USE	0		1.00								

TOTAL RCN	313,873	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE 2003 / 19		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$263,700	

