

Key: 1991

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.999

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLLINS DAVID & CECILIA TRS OF COLLINS REALTY TRUST PO BOX 344 SAGAMORE, MA 02561-0344				11.4-33-0				25 ELEANOR AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COLLINS DAVID & CECILIA T				03/09/2010	F	100 24406-349		24184-160			
COLLINS DAVID R ETUX				11/23/2009	F	100 22345-286					
COLLINS DAVID R & CECILIA				09/19/2007	F						

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	%

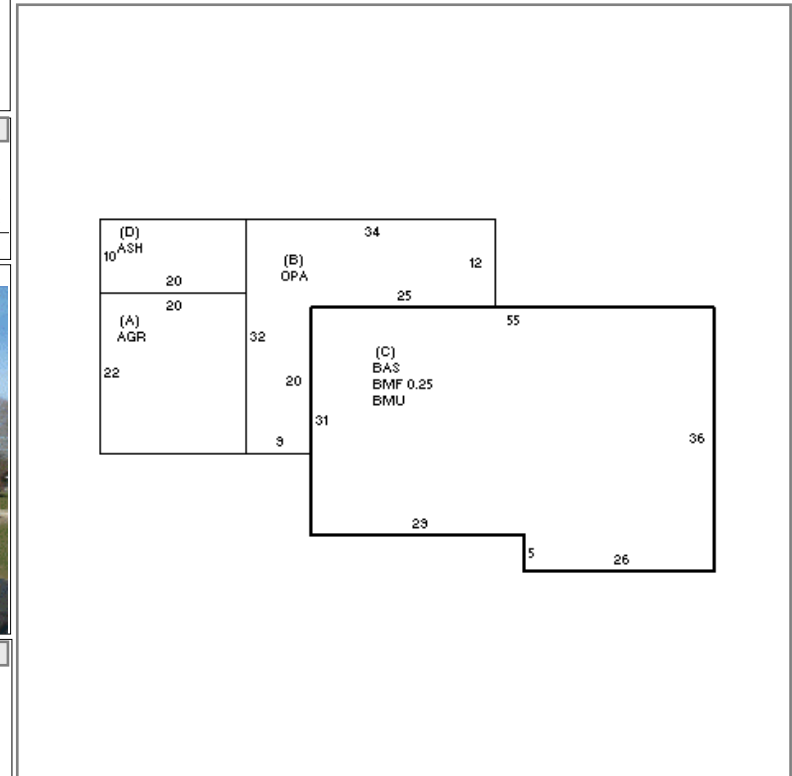
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,190	2	1.00	100 1.00	212,130	1.70	A	1.00	R04	0.90	166,770

TOTAL	20,168 SF	ZONING	1	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE Also 165' frontage on Louis Ave	LAND	166,800	147,600			
Infl1	AVG		BUILDING	394,400	350,400			
N_Index	AVG		DETACHED	1,600	0			
			OTHER	0	0			
			TOTAL	562,800	498,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	14X14	196	15.95	1,600
SHF	A	1.00	50 0.50	12X8		0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	12/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1958	SIZE ADJ	1.010
NET AREA	1,835	DETAIL ADJ	1.000
\$NLA(RCN)	\$283	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	25	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	440		66.79	29,389
EXT COVER	12	BRICK VENEER	1.10	B	OPA	N	OPEN PORCH	588		63.60	37,398
ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,835		32.04	58,802
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	459		47.35	21,734
FLOOR COVER	13	HARDWOOD-W/W	1.00	C	BAS	L	BASE AREA	1,835	1958	191.41	351,235
INT. FINISH	2	DRYWALL	1.00	D	ASH	N	ATT SHED	200		24.33	4,865
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		8,665.10	8,665
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		3		2,301.53	6,905
USE	0		1.00								

TOTAL RCN	518,992
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$394,400