

Key: 312

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 309

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ELDREDGE EDGAR F JR & JUDITHANNE ELDREDGE PO BOX 1461 BUZZARDS BAY, MA 02532-1461				3.0-187-0				48 CHARTWELL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELDREDGE EDGAR F JR &				01/28/1993	D	96,880	8425-180				

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	%
03519	08/01/2003	2	CYCLICAL ADDITIONS	12,000	12/19/2017	TL	100	100
940480	09/29/1994	2	ADDITIONS		06/10/2004	JS	100	100
920438	08/11/1992	1	NEW CONSTRUCT	22,000	12/29/1994	JS	100	100
					01/19/1993	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	21,273 3		1.00	100 1.00	212,130	1.62	A	1.00	R05 0.90		168,300

TOTAL	21,257 SF	ZONING	2	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	168,300	165,500			
Infl1	AVG		BUILDING	274,700	243,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	443,000	408,600			

DETACHED

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



BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	TL
MODEL	1		RESIDENTIAL	LIST	12/19/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/20/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,544	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	200	2003	218.31	43,663
B	BMU	N	BSMT UNFINISHED	768		50.68	38,919
B	BAS	L	BASE AREA	768	1992	218.31	167,665
B	USF	L	UPPER STORY FIN	576	1992	121.14	69,774
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	327,054
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
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	\$274,700

