

Key: 5674

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.813

LEGAL

LAND

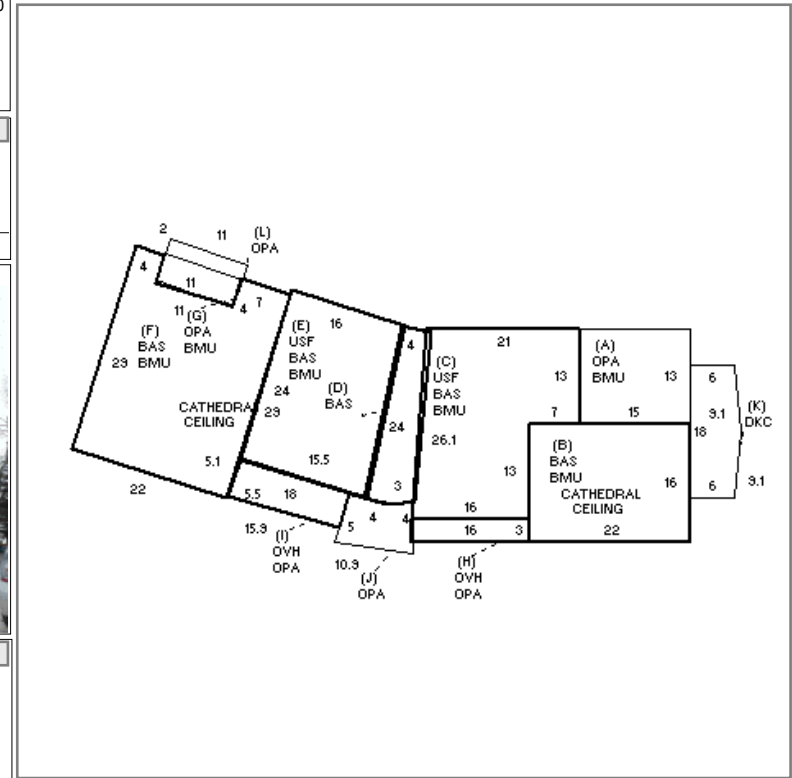
CURRENT OWNER				PARCEL ID				LOCATION			
DALTON ROSEMARY J ET VIR WILLIAM L DALTON III PO BOX 434 MONUMENT BEACH, MA 02553				26.4-32-0				140 EEL POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DALTON ROSEMARY J ET VIR				11/19/2013	F	1	27831-45				
JOYCE ALEXANDER M & ROSEM				04/13/2012	G	812,500	26248-7				
FREIHOFFER ELEONORE				12/19/1997	G	350,000	11125-100				

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	%
EXB-22-42	01/23/2022	4	DETACH.STRUC	5,000	06/30/2023	TL	100	100
13655	09/26/2013	1	NEW CONSTRUC	410,000	09/25/2015	TL	100	100
13612	09/11/2013	5	DEMOLITIONS		09/26/2014	TL	100	100
960454	09/18/1996	3	ALT/RENO	1	07/14/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	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	2,795	9	1.00	100	1.00	100	1.00	26,895	1.00	A	1.00	PEX	1.65	75,170

TOTAL	3.713 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N Views of back river & eel pond. Lots 2A & 2B were merged into lot 26.4 parcel 32 several years ago for tax purposes. 2A & 2B were noted as separate lots per plan book 564 page 8					LAND	432,200	382,400
Inf1	AVG						BUILDING	718,000	624,000
N_Index	AVG						DETACHED	9,500	0
							OTHER	0	0
							TOTAL	1,159,700	1,006,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	15 X 25	2022	375	28.04	9,500



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/7/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/30/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BU I L D I N G

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	755,745		
NET AREA	2,983	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,074		35.90	74,464	CONDITION ELEM CD			
\$NLA(RCN)	\$253	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	889	2013	134.51	119,578	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,965	2013	221.31	434,867	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	454		73.54	33,385	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	129	2013	226.29	29,191	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	K	DKC	N	DECK-COMPOSITE	117		78.45	9,179	HEAT	A		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		BMG	O	BSMT GARAGE	2		8,906.45	17,813	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	11		2,660.98	29,271				
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,996.80	7,997				
																	EFF.YR/AGE	2014 / 8	
																	COND	5 5 %	
																	FUNC	0 uc	
																	ECON	0	
																	DEPR	5 % GD 95	
																	RCNLD	\$718,000	