

Key: 6270

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.427

LEGALS

LAND

DETAILED

BUILDING

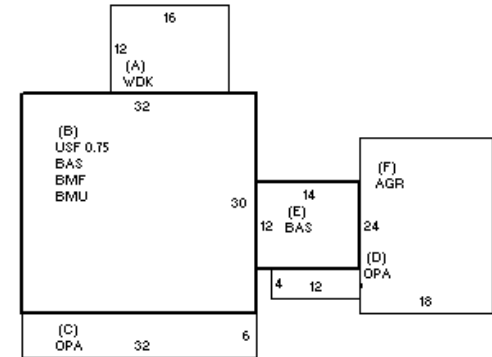
CURRENT OWNER				PARCEL ID				LOCATION			
FAGAN JUDITH M & STEPHANIE G KELLY TRS EEL POND 2005 RLTY T P O BOX 262 MONUMENT BEACH, MA 02553-0262				30.2-167-0				18 EEL POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAGAN JUDITH M & STEPHANI				02/14/2005	F	100	()				
FAGAN JUDITH M				01/10/2003	QS	280,000	16219-118				
MANNING SHIRLEY P				03/25/1993	XX	8496-001					

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-22-129	03/10/2022	3	ALT/RENO		11/17/2022	SL	100	100
191071	11/20/2019	15	INSULATE/WEA	2,800	11/17/2022	SL	100	100
19621	07/12/2019	4	DETACH.STRUC	5,333			100	100
09197	05/18/2009	9	DECK				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,425 9	1.00	100	1.00	271,055	1.29	A	1.00	BAV	1.15	227,960

TOTAL	28,445 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	228,000	201,800			
Infl1	AVG		BUILDING	378,400	326,200			
N_Index	AVG		DETACHED	2,700	0			
			OTHER	0	0			
			TOTAL	609,100	528,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12	2019		0.00	
SHF	A	1.00	50 0.50 14X8		112	16.42	900
APO	A	1.00	50 0.50			0.00	
PDK	A	1.00	50 0.50 10X30		300	12.20	1,800



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/17/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/17/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,848	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	192		39.57	7,597
\$NLA(RCN)	\$266	OVERALL	1.120	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	960		41.25	39,599
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	960		39.26	37,692
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	960	1966	217.15	208,466
				FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	720	1966	123.00	88,559
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	240		66.58	15,978
				HEATING/COOLING	11	HT WATER CL AIR	1.05	E	BAS	L	BASE AREA	168	2003	217.15	36,481
				FUEL SOURCE	1	OIL	1.00	F	AGR	N	ATT GARAGE	432		69.91	30,203
				USE	0		1.00	F21	O	FPL 2S 1OP	1		9,964.70	9,965	
								FIX	O	XTRA FIXTURES	7		2,408.97	16,863	

TOTAL RCN	491,402
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$378,400