

Key: 6271

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.428

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DUNPHY LINDA A TRS DUNPHY REVOCABLE TRUST PO BOX 202 MONUMENT BEACH, MA 02553				30.2-168-0				35 EEL POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUNPHY LINDA A TRS				06/14/2022	F		1 35186-190				
DUNPHY JOHN & LINDA A TRS				12/07/2017	F		1 30947-52				
DUNPHY JOHN J &					XX		02402-0271				

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	%
04784	10/22/2004	2	ADDITIONS	119,000	09/25/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,120 9	1.00	100	1.00	100	1.00	A	1.00	PEX	1.65	328,880

TOTAL	29,142 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	328,900	291,100			
Infl1	AVG		BUILDING	381,800	342,100			
N_Index	AVG		DETACHED	8,400	12,100			
			OTHER	0	0			
			TOTAL	719,100	645,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50	16 X 32	512	29.72	7,600
SHF	A	1.00	50 0.50	10 X 10	100	16.90	800



BUILDING	CD	ADJ	DESC	MEASURE	4/25/2005	TL
MODEL	1		RESIDENTIAL	LIST	4/25/2005	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	3/30/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,903	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	3	1.00	
FIXTURES	13	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	13	HARDWOOD-W/W	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
+	BMU	N	BSMT UNFINISHED	1,315		35.17	46,249
A	BAS	L	BASE AREA	864	1925	201.97	174,498
A	USF	L	UPPER STORY FIN	432	1925	121.13	52,330
B	EPA	N	ENCLOSED PORCH	176		81.24	14,299
C	WDK	N	WOOD DECK	30		69.80	2,094
D	PTA	N	PATIO	264		14.97	3,952
+	BAS	L	BASE AREA	607	2004	201.97	122,593
F	CRL	N	BSMT CRAWL	156		37.71	5,883
G	AGR	N	ATT GARAGE	484		68.04	32,932
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	8		2,344.50	18,756

TOTAL RCN	483,284	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$381,800	

