

Key: 6272

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.429

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALTER KENT GERALD & SALLY C/O WALTER SALLY & PO BOX 612 MONUMENT BEACH, MA 02553				30.2-170-0				45 EEL POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALTER SALLY & WALTER KENT GERALD & SALL				04/14/2023	F	1	35731-296				
				08/12/2004	F	1	18929-317				
				08/12/2004	F		18929-314+				

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	%
07523	08/27/2007	1	NEW CONSTRUC	219,500	09/08/2008	TL	100	100

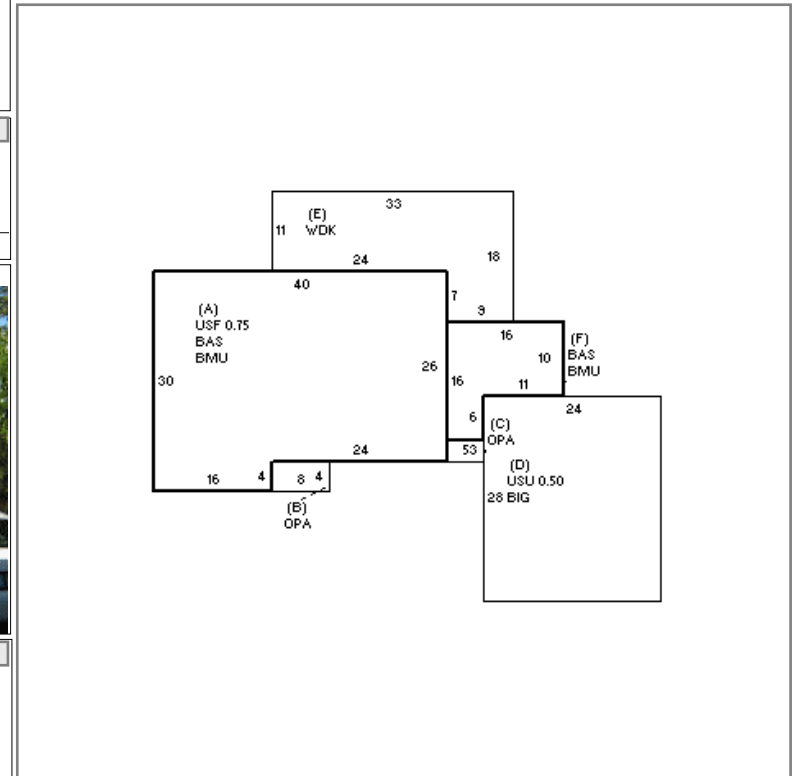
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,800 9		1.00 100	1.00 100	388,905	1.35	A	1.00	PEX	1.65	322,870

TOTAL	26,789 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	322,900	285,800			
Infl1	AVG		BUILDING	524,600	469,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	847,500	755,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10	0.90 8 X 8	2008		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2008	TL
MODEL	1		RESIDENTIAL	LIST	9/8/2008	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/10/2018	KT
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	2008	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	570,267
NET AREA	2,122	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,294		38.50	49,813	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	1.090	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,294	2008	226.52	293,113	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	828	2008	129.72	107,406	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	47		98.19	4,615	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	672		88.87	59,718	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	USU	N	UPPER STORY UNF	336		56.44	18,963	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	426		25.74	10,964	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	7		2,566.13	17,963		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,712.00	7,712		
				EFF.YR/AGE 2011 / 11													
				COND 8 8 %													
				FUNC 0 uc usu													
				ECON 0													
				DEPR 8 % GD 92													
				RCNLD \$524,600													