

Key: 6273

Town of Bourne - Fiscal Year 2024

LEGAL

LAND

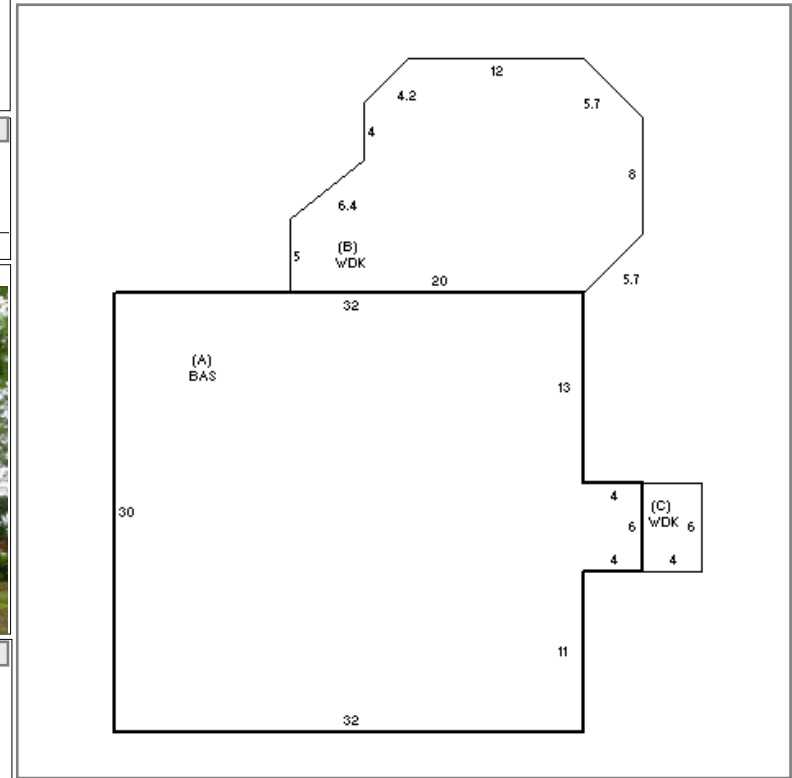
CURRENT OWNER <b>DINEEN GERALD D &amp; LEANNE M DINEEN 66 SPRING ST MARION, MA 02738</b>				PARCEL ID <b>30.2-171-0</b>				LOCATION <b>55 EEL POND RD</b>			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				11/08/1993	QS	103,500	8876-059				

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	%		
950356	07/25/1995	9	DECK	1,500	09/05/1996	JS	100	100		

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,500 9	1.00	100	1.00	100	1.00	388,905	2.25	A	1.00	PEX 1.65	291,020

TOTAL	14,505 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	291,000	257,600			
Infl1	AVG		BUILDING	115,200	102,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	406,200	359,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/6/2008	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	8/16/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	984	DETAIL ADJ	1.000
\$NLA(RCN)	\$154	OVERALL	0.700
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	FOUN. WALL	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	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	984	1930	141.59	139,324
+	WDK	N	WOOD DECK	343		15.25	5,231
	CPC	O	CAPE CELLAR	1		2,696.10	2,696
	FIX	O	XTRA FIXTURES	1		1,520.80	1,521
	MST	O	MAS/METAL STACK	1		2,849.60	2,850

TOTAL RCN	151,622
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$115,200	