Key: 6275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,432

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS ANDREW M ETUX LORRAINE F COLLINS PO BOX 596 MONUMENT BEACH, MA 02553	30.2-172-0	28 EEL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS ANDREW M ETUX	09/22/2014	QS	349,000	28397-120
CAPP MELISSA J TR	07/28/2014	F	1	28289-150
LORING THELMA R	04/17/2013	F		27300-29

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	%
B-21-420	11/11/2021	3	ALT/RENO	10,000	05/06/2022		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,800	9 1.00	100 1.00	100 1.00	271,055	1.11	A 1.00	BAV 1.15			239,460

TOTAL	34,804 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

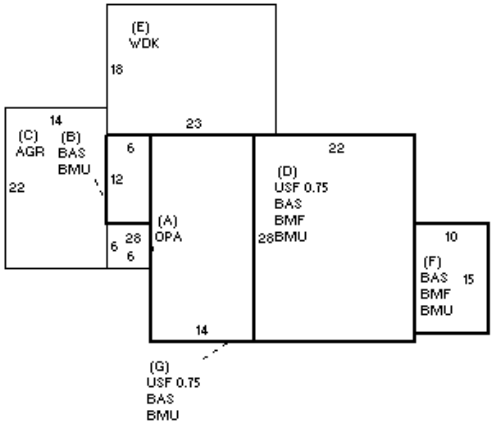
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	239,500	211,900
BUILDING	401,700	355,400
DETACHED	0	0
OTHER	0	0
TOTAL	**641,200**	**567,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X12			0.00	

PHOTO 08/06/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/31/2014	TL
LIST	5/6/2022	EST
REVIEW	5/6/2022	TL

YEAR BLT	1968	SIZE ADJ	1.010
NET AREA	1,986	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	62	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
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
A	OPA	N	OPEN PORCH	36		91.34	3,288
+	BMU	N	BSMT UNFINISHED	1,230		35.82	44,053
+	BAS	L	BASE AREA	1,230	1968	210.75	259,219
C	AGR	N	ATT GARAGE	308		78.25	24,100
D	BMF	N	BSMT FINISH	616		49.12	30,259
+	USF	L	UPPER STORY FIN	756	1968	121.90	92,157
E	WDK	N	WOOD DECK	414		23.95	9,914
F	BMF	N	BSMT FINISH	150		65.51	9,826
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	489,854

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$401,700