

Key: 6276

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.433

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CURRENT OWNER						PARCEL ID				LOCATION				
MOSHER MARGARET E PO BOX 88 MONUMENT BEACH, MA 02553						30.2-173-0				38 EEL POND RD				
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
						MOSHER MARGARET E				01/17/2012	F		10 26002-291	
MOSHER MARGARET E				01/17/2012	N		26002-286/7							
MOSHER PAUL J &					XX		01368-0022							

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	%	
17528	07/11/2017	3	ALT/RENO					100	
900151	04/17/1990	9	DECK		11/15/1991	HS		100	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	12,506	9	1.00	100	1.00	100	1.00	271,055	2.56	A	1.00	BAV	1.15				199,230

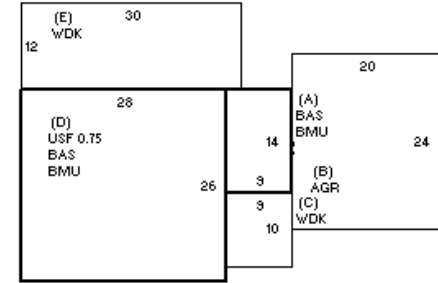
TOTAL	12,506 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	199,200	176,300			
Infl1	AVG		BUILDING	275,300	243,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		474,500	419,900			

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	3/22/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1962	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,761	
NET AREA	1,400	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	854		38.86	33,189	CONDITION ELEM	CD	
\$NLA(RCN)	\$240	OVERALL	1.050	EXT COVER	3	ALUMINUM	1.00	+	BAS	L	BASE AREA	854	1962	211.34	180,487	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	480		65.87	31,617	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	450		22.76	10,244	KITCHEN	G	
				FLOOR COVER	3	W/W CARPET	1.00	D	USF	L	UPPER STORY FIN	546	1962	117.27	64,028	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		9,388.20	9,388	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	XTRA FIXTURES	3		2,269.70	6,809	ELECT	A		
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.75	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
FIXTURES		8	1.00															
GARAGE CAPACITY		2	1.00															
% BSMT FINISH		0	1.00															
# OF HALF BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		2001 / 21																
COND		18 18 %																
FUNC		0																
ECON		0																
DEPR		18 % GD 82																
RCNLD		\$275,300																