

Key: 6278

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.435

LEGAL

LAND

DETACHED

BUILDING

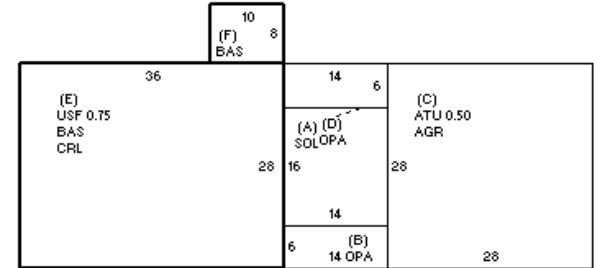
CURRENT OWNER		PARCEL ID	LOCATION			
EBERSOLD JOHN M ETUX MARY K EBERSOLD PO BOX 625 MONUMENT BEACH, MA 02553		30.2-175-0	11 CARL GARDNER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
EBERSOLD JOHN M ETUX		08/15/2016	QS	400,000	29861-173	
CINGOLANI M JUDITH TR		04/08/2013	F	1	27271-332-7	
CINGOLANI JOHN ETUX		07/23/2012	QS	350,000	26520-261	

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-20-216	08/02/2020	2	ADDITIONS	15,000	07/01/2021		100	100
18273	04/11/2018	3	ALT/RENO	23,800			100	100
940004	01/03/1994	1	NEW CONSTRUC	115,000	01/31/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,960	9	1.00	100	1.00	100	1.00	247,485	2.32	A	1.00	R05	1.05			184,310

TOTAL	13,939 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	184,300	163,100			
Infl1	AVG		BUILDING	403,400	357,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	587,700	520,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1994	SIZE ADJ	1.010
NET AREA	1,844	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	224		97.56	21,853
EXT COVER	4	VINYL	1.00	+	OPA	N	OPEN PORCH	168		73.93	12,421
ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	784		65.76	51,557
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	392		47.81	18,742
FLOOR COVER	1	HARDWOOD	1.02	E	CRL	N	BSMT CRAWL	1,008		23.02	23,204
INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	756	1994	123.00	92,987
HEATING/COOLING	11	HT WATER CL AIR	1.05	+	BAS	L	BASE AREA	1,088	1994	217.15	236,261
FUEL SOURCE	2	GAS	1.00	FIX	O		XTRA FIXTURES	5		2,409.00	12,045
USE	0		1.00								

TOTAL RCN	469,069
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$403,400