Key: 6293

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.450

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN CHARLES L JR & ROBERT I MCLAUGHLIN 9 TATMUCK TRAIL LITTLETON, MA 01460	30.2-186-0	63 EEL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN CHARLES L JR &	07/21/2009	F	100	23904-321
MCLAUGHLIN CHARLES L JR &	11/02/2007	F		22451-151
FITZPATRICK MARJORIE I	08/07/1997	XX		10889-120

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	%
171052	12/27/2017	4	DETACH.STRUC	1,200	05/02/2018		100	100
09373	08/11/2009	3	ALT/RENO	7,550	05/02/2018	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	21,850	9 1.00	100 1.00	100 1.00	388,905	1.59	A 1.00	PEX 1.65			310,060

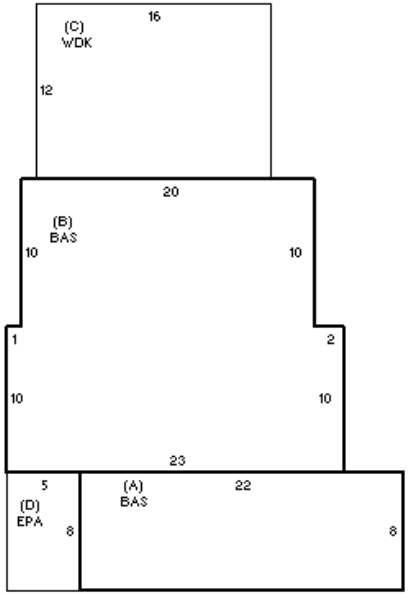
TOTAL	21,850 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	310,100	274,400
BUILDING	72,000	63,700
DETACHED	0	0
OTHER	0	0
TOTAL	382,100	338,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 9			0.00	

PHOTO 06/14/2010



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/2/2018	TL
LIST	5/2/2018	EST
REVIEW	5/2/2018	TL

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	606	DETAIL ADJ	1.000
$NLA(RCN)	$161	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	606	1940	147.28	89,251
C	WDK	N	WOOD DECK	192		24.98	4,795
D	EPA	N	ENCLOSED PORCH	40		81.83	3,273

TOTAL RCN	97,319

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	A

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$72,000