

Key: 6295

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.451

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| CLAY JANET L 71 EEL POND RD BOURNE, MA 02532 | | | | 30.2-188-0 | | | | 71 EEL POND RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CLAY JANET L | | | | 08/21/2008 | O | 350,000 | 23113-300 | | | | |
| MCLAUGHLIN CHARLES L JR & | | | | 11/02/2007 | F | | 22451-155 | | | | |
| FITZPATRICK MARJORIE I | | | | 03/13/2001 | X | | 13629-143 | | | | |

| 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 % |
| EXB-21-858 | 11/22/2021 | 3 | ALT/RENO | 12,146 | | | 100 100 |
| 15307 | 05/04/2015 | 15 | INSULATE/WEA | 2,925 | 06/09/2015 | | 100 100 |
| 11358 | 06/30/2011 | 4 | DETACH.STRUC | 11,500 | 08/07/2013 | DB | 100 100 |
| 10720 | 12/03/2010 | 10 | WOODSTOVE | | 02/01/2011 | | 100 100 |
| 09116 | 04/07/2009 | 9 | DECK | | 09/28/2009 | TL | 100 100 |

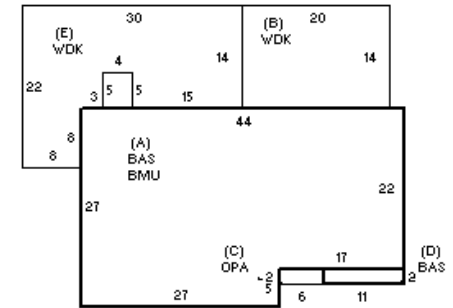
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 14,160 | 9 | 1.00 | 100 | 1.00 | 100 | 1.00 | 294,625 | 2.30 | A | 1.00 | PGD | 1.25 | | | 219,810 |

| TOTAL | 14,160 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|------------------|----------------------------|---------|---------|----------|----------------|----------------|
| Nbhd | MO BCH | N O T E | town owns frontage on pond | | | LAND | 219,800 | 194,500 |
| Infl1 | AVG | | BUILDING | 279,700 | 247,500 | | | |
| N_Index | AVG | | DETACHED | 6,700 | 6,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | | 506,200 | 448,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8 X 14 | | 112 | 16.42 | 1,400 |
| SHF | S | 3.00 | 10 0.90 10X12 | 2011 | 120 | 49.27 | 5,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/9/2015 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/9/2015 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 3/30/2017 | DB |
| QUALITY | G | 1.10 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1976 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 329.031 | | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,125 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,103 | | 42.34 | 46,703 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$292 | OVERALL | 1.040 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | WDK | N | WOOD DECK | 744 | | 24.80 | 18,453 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 12 | | 110.41 | 1,325 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 1,125 | 1976 | 222.90 | 250,766 | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | F | F11 | O | FPL 1S 1OP | 1 | | 9,310.20 | 9,310 | BATHS | G | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | FIX | O | XTRA FIXTURES | 1 | | 2,473.30 | 2,473 | HEAT | A | | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2004 / 18 |
| | | | | | | | | | | | | | | | | | | COND | 15 15 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 15 % GD 85 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$279,700 |