Key: 6297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,453

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PAULUS STEPHEN G & MARIA DEOLIM 75 EEL POND RD BOURNE, MA 02532	30.2-189-0	75 EEL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PAULUS STEPHEN G &	03/29/2022	F	100	35007-222
PAULUS STEPHEN G	12/26/1990	XX		7394-230

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

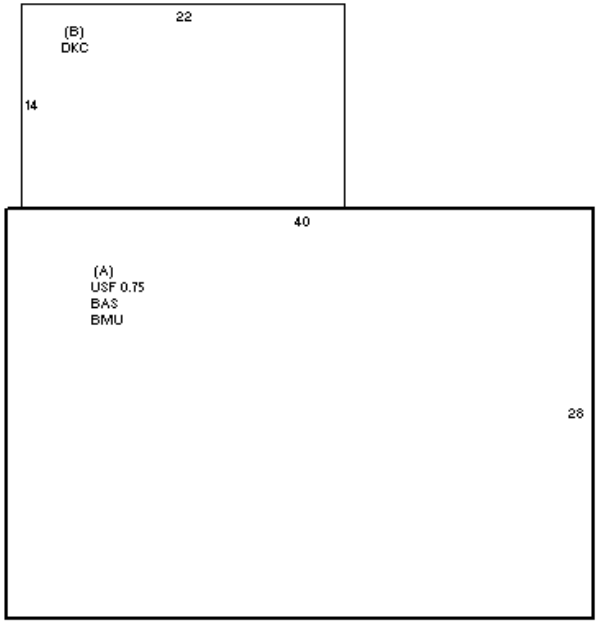
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15214	04/09/2015	1	NEW CONSTRUC	299,000	04/13/2016	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,070	9 1.00	100 1.00	100 1.00	294,625	1.52	A 1.00	PGD 1.25			237,290

TOTAL	23,087 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	town owns frontage on pond		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	237,300	210,000
BUILDING	430,900	385,300
DETACHED	15,200	14,500
OTHER	0	0
TOTAL	**683,400**	**609,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	20X22		440	38.49	15,200

PHOTO 04/15/2016

BLDG COMMENTS

BUILDING

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

MEASURE	4/13/2016	SW
LIST	4/13/2016	SW
REVIEW	9/12/2016	DB

YEAR BLT	2015	SIZE ADJ	1.010
NET AREA	1,960	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		42.54	47,643
A	BAS	L	BASE AREA	1,120	2015	223.94	250,811
A	USF	L	UPPER STORY FIN	840	2015	125.58	105,487
B	DKC	N	DECK-COMPOSITE	308		73.25	22,560
	FIX	O	XTRA FIXTURES	6		2,484.37	14,906
	GFP	O	GAS FIREPLACE	1		7,465.90	7,466

TOTAL RCN	448,872

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

EFF.YR/AGE	2015 / 7		
COND	4 4 %		
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD	$430,900		