

Key: 6298

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.454

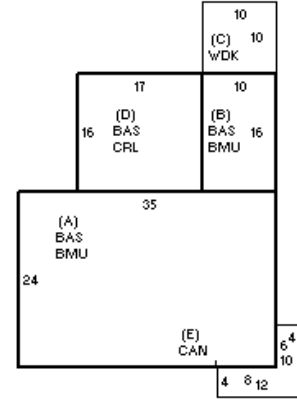
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CURRENT OWNER				PARCEL ID				LOCATION										
CHAMILLARD JUDITH & ALBERT TRS CHAMILLARD FAMILY REALTY TRUST 72 EEL PND ROAD BOURNE, MA 02532				30.2-190-0				72 EEL POND RD										
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)											
CHAMILLARD JUDITH & ALBER				05/17/2018	QS	324,900	31272-105											
BUEL SARAH				06/02/2016	QS	287,500	29694-69											
PRINCE FLORENCE D				01/08/2002	X	14674-1												
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,900	9	1.00	100	1.00	100	1.00	271,055	1.65	A	1.00	BAV	1.15				214,380

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TOTAL	20,909 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE VIEW OF POND (WHEN TREES ARE BARE)	LAND	214,400	189,700			
Infl1	AVG		BUILDING	232,700	205,900			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
TOTAL				448,600	397,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	10 X 12		120	16.42	1,500



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BUILDING	CD	ADJ	DESC	MEASURE	5/11/2017	TL
MODEL	1		RESIDENTIAL	LIST	5/11/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/14/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1951	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	306,129	
NET AREA	1,272	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,000		36.64	36,642			
\$NLA(RCN)	\$241	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,272	1951	188.89	240,273			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	100		44.21	4,421		EXTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CRL	N	BSMT CRAWL	272		34.42	9,363		INTERIOR	A
				FLOOR COVER	1	HARDWOOD	1.02	E	CAN	N	CANOPY	72		13.23	953		KITCHEN	A
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,056.90	8,057		BATHS	A
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	3		2,140.00	6,420		BATHS	A
				FUEL SOURCE	1	OIL	1.00										HEAT	A
				USE	0		1.00										ELECT	A
EFF.YR/AGE 1995 / 27																		
COND 24 24 %																		
FUNC 0																		
ECON 0																		
DEPR 24 % GD 76																		
RCNLD \$232,700																		