Key: 6312

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.468

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURRAN SHIOBHAN M 84 EEL POND RD BOURNE, MA 02532	30.2-205-0	84 EEL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURRAN SHIOBHAN M	06/18/2021	QS	440,000	34221-67
BORSELLI JONATHAN M	12/14/2018	QS	307,000	31726-174
DECOURCY ELEANOR C TR OF	06/22/2006	F	1	21119-207

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

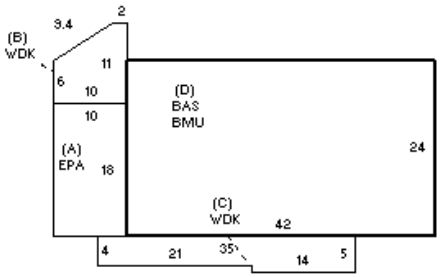
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-382	05/27/2021	15	INSULATE/WEA	4,600			100	100
10728	12/08/2010	3	ALT/RENO	3,500	02/03/2011		100	100
09630	12/06/2009	3	ALT/RENO	2,100	02/23/2010	TL	100	100
08473	09/02/2008	3	ALT/RENO	9,010	11/14/2008		100	100
07733	12/04/2007	3	ALT/RENO	1,000	09/08/2008	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	10,260	9 1.00	100 1.00	100 1.00	271,055	3.06	A 1.00	BAV 1.15			195,180

TOTAL	10,280 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	some view from front wdk		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	195,200	172,700
BUILDING	223,000	197,300
DETACHED	0	0
OTHER	0	0
TOTAL	**418,200**	**370,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 04/29/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/28/2019	RP
LIST	8/28/2019	EST
REVIEW	4/29/2022	RP

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	25	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	180		74.90	13,482
+	WDK	N	WOOD DECK	244		26.29	6,414
D	BMU	N	BSMT UNFINISHED	1,008		37.01	37,308
D	BAS	L	BASE AREA	1,008	1986	194.85	196,405
	BMF	N	BSMT FINISH	240		59.31	14,233
	BMG	O	BSMT GARAGE	1		7,234.90	7,235
	FIX	O	XTRA FIXTURES	2		2,161.45	4,323
	GFP	O	GAS FIREPLACE	1		6,496.00	6,496

TOTAL RCN	285,896
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$223,000