Key: 6313

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.469

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FABBRICOTTI JOSEPH M & HOLLY C FABBRICOTTI PO BOX 7 MENDON, MA 01756	30.2-206-0	87 EEL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FABBRICOTTI JOSEPH M & RIPLEY ANNE B	09/20/2004	N XX	230,000	19046-246 1145+-0587+

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,000	9 1.00	100 1.00	100 1.00	388,905	1.21	A 1.00	PEX 1.65			333,760

TOTAL	31,015 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

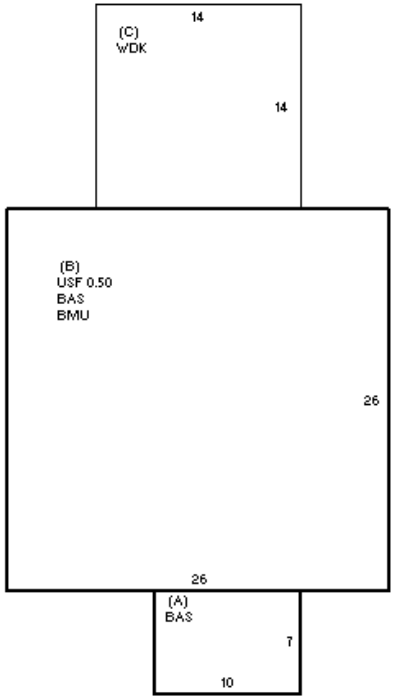
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	333,800	295,400
BUILDING	131,900	116,700
DETACHED	0	0
OTHER	0	0
TOTAL	**465,700**	**412,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



BLDG COMMENTS

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	2/6/2008	DB
LIST	2/6/2008	DB
REVIEW	2/6/2008	DB

YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,084	DETAIL ADJ	1.000
$NLA(RCN)	$160	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	FLR/WALL(FULL)	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	35	W/W-VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	746	1960	146.56	109,332
B	BMU	N	BSMT UNFINISHED	676		32.71	22,109
B	USF	L	UPPER STORY FIN	338	1960	78.18	26,424
C	WDK	N	WOOD DECK	196		24.85	4,871
	F21	O	FPL 2S 1OP	1		6,258.80	6,259
	FIX	O	XTRA FIXTURES	3		1,513.13	4,539

TOTAL RCN	173,533

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$131,900