

Key: 6315

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.471

LEG
A
L

L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER		PARCEL ID	LOCATION			
PRICE SUSAN M P O BOX 803 POCASSET, MA 02559		30.2-208-0	98 EEL POND RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PRICE SUSAN M COGGESHALL HAYDON S		10/08/2009	U XX	150,000	24083-216 N/A-N/A	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
16398	05/18/2016	15	INSULATE/WEA	2,100			100
09513	10/19/2009	3	ALT/RENO	26,500	05/07/2010		100

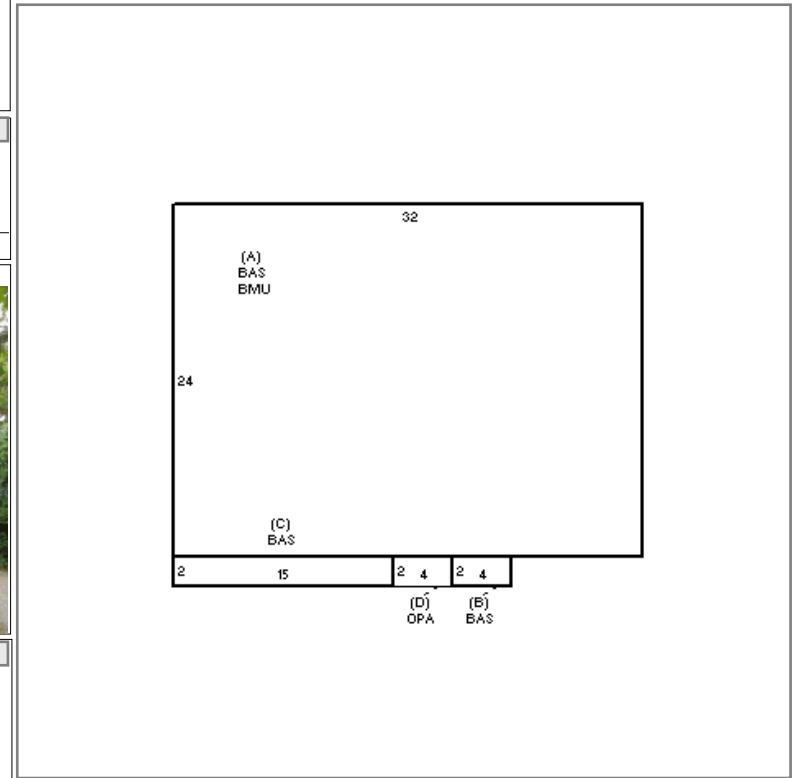
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	11,700	9	1.00	100	1.00	100	1.00	271,055	2.72	A	1.00	BAV	1.15									197,780

TOTAL	11,718 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	LAND	197,800	175,000			
Infl1	AVG		BUILDING	164,800	145,800			
N_Index	AVG		DETACHED	7,700	7,400			
			OTHER	0	0			
			TOTAL	370,300	328,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	A 0.75	11 X 20		220	46.93	7,700

PHOTO 08/06/2008

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/6/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/2/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.020
NET AREA	806	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		46.48	35,698
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	806	1953	200.25	161,399
ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	8		96.06	769
ROOF COVER	1	ASPH/COMP SHIN	1.00	F11	O	O	FPL 1S 1OP	1		8,096.60	8,097
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	205,963
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$164,800