

Key: 6399

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.551

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
COE RICHARD E III & ELAINE M COE PO BOX 38 MONUMENT BEACH, MA 02553-0038		30.4-76-0	1 EEL POND RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		07/28/1995	A	95,000	9776-69

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,300 9	1.00	100	1.00	100	1.00	271,055	3.05	A	1.00	BAV 1.15	195,260

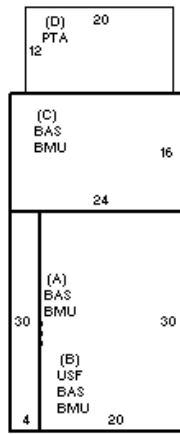
TOTAL	10,280 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	195,300	172,800			
Infl1	AVG		BUILDING	266,000	235,400			
N_Index	AVG		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	462,800	409,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 F 0.60	15X12		180	14.35	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2014	TL
MODEL	1		RESIDENTIAL	LIST	5/27/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/27/2014	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,704	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	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	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,104		37.93	41,879
+	BAS	L	BASE AREA	1,104	1900	199.70	220,471
B	USF	L	UPPER STORY FIN	600	1900	114.47	68,681
D	PTA	N	PATIO	240		14.14	3,395
	FIX	O	XTRA FIXTURES	3		2,215.50	6,647

TOTAL RCN	341,072
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$266,000