Key: 6404

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.556

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON ERIC H & COLLEEN F JOHNSON PO BOX 495 MONUMENT BEACH, MA 02553	30.4-82-0	12 EEL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON ERIC H &	07/22/2020	P	142,000	33095-247
KENNEDY EVERETT	12/17/2004	F		19353-261
KENNEDY EVERETT &		XX		01439-0779

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-21-758	10/18/2021	6	FENCE	1,000			100	100
EXB-20-552	12/29/2020	9	DECK	8,000	02/19/2021	RP	100	100
B-20-8	04/01/2020	1	NEW CONSTRUC	290,000	02/18/2021	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	16,200	9 1.00	100 1.00	100 1.00	271,055	2.04	A 1.00	BAV 1.15			205,910

TOTAL	16,204 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

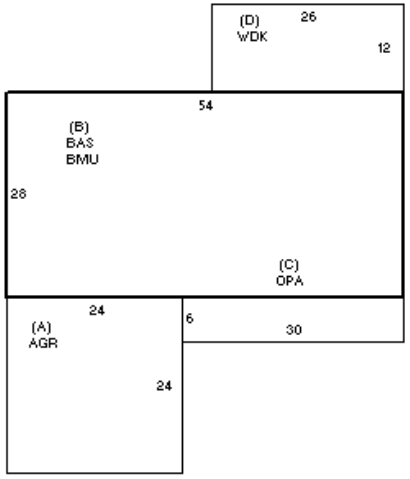
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	205,900	182,200
BUILDING	417,700	369,600
DETACHED	0	0
OTHER	0	0
TOTAL	**623,600**	**551,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/19/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/19/2021	RP
LIST	2/18/2021	EST
REVIEW	2/19/2021	RP

YEAR BLT	2020	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$276	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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	AGR	N	ATT GARAGE	576		66.86	38,509
B	BMU	N	BSMT UNFINISHED	1,512		34.56	52,250
B	BAS	L	BASE AREA	1,512	2020	198.44	300,048
C	OPA	N	OPEN PORCH	180		70.70	12,726
D	WDK	N	WOOD DECK	312		23.10	7,209
	FIX	O	XTRA FIXTURES	3		2,303.67	6,911

TOTAL RCN	417,653

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$417,700