

Key: 7561

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.717

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| CONNOLLY DEBRA A 2 ELDRIDGE ST BOURNE, MA 02532 | | | | 35.2-5-0 | | | | 2 ELDRIDGE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CONNOLLY DEBRA A | | | | 07/15/2016 | QS | 249,900 | 29798-219 | | | | |
| HALLER ROBERT | | | | 03/25/2015 | F | | 28759-110 | | | | |
| HALLER ROBERT | | | | 05/27/2008 | F | 1 | 22935-286 | | | | |

| 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 | % |
| 13023 | 01/15/2013 | 13 | OTHER | | 07/22/2019 | BC | 100 | 100 |
| 05594 | 09/01/2005 | 15 | INSULATE/WEA | 3,258 | 03/29/2013 | | 100 | 100 |
| 910101 | 03/27/1991 | 3 | ALT/RENO | 10,000 | 05/01/2006 | TL | 100 | 100 |
| | | 9 | DECK | 2,250 | 03/01/1992 | HS | 100 | 100 |

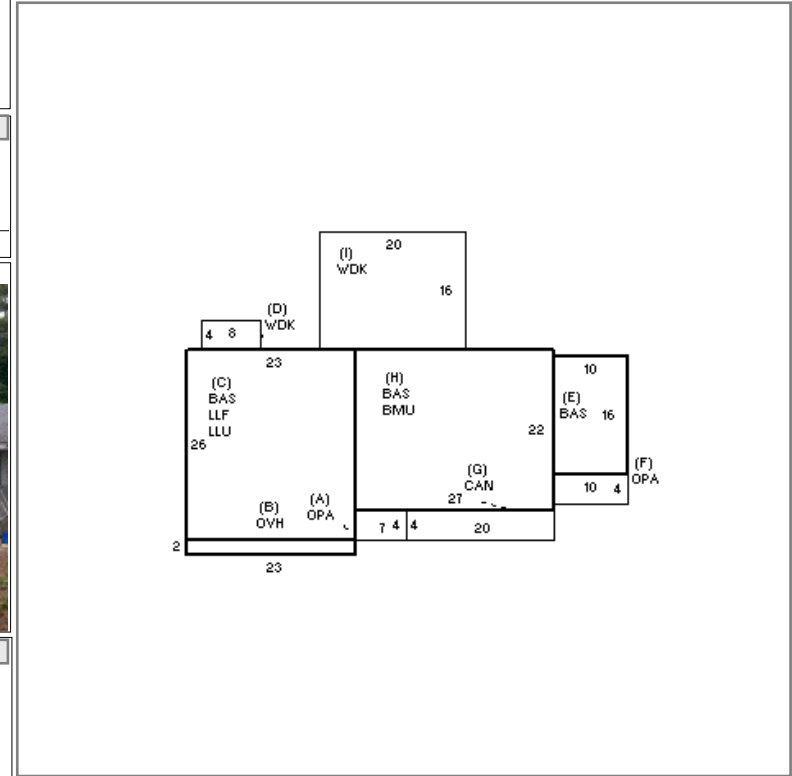
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 13,728 9 | | 1.00 | 100 1.00 | 235,700 | 2.36 | A | 1.00 | R04 | 1.00 | 175,160 |

| TOTAL | 13,721 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | MO BCH | NOTE | | | | LAND | 175,200 | 155,000 |
| Infl1 | AVG | | BUILDING | 278,400 | 249,600 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 453,600 | 404,600 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 80 0.20 | 8 X 10 | | | 0.00 | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/23/2017 | BC |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/23/2017 | BC |
| STYLE | 3 | 0.95 | SPLIT LEVEL [100%] | REVIEW | 7/22/2019 | BC |
| QUALITY | - | 0.95 | AVERAGE - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1981 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 352,453 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|------------|-----------|----------|----|
| NET AREA | 1,996 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | OPA | N | OPEN PORCH | 68 | | 71.32 | 4,850 | | | | |
| \$NLA(RCN) | \$177 | OVERALL | 0.970 | EXT COVER | 10 | VERT BOARD | 1.00 | B | OVH | L | OVERHANG | 46 | 1981 | 168.56 | 7,754 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | LLU | N | LOWER LEVEL UNF | 598 | | 33.75 | 20,180 | | EXTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | LLF | L | LOWER LEVEL FIN | 598 | 1981 | 57.43 | 34,343 | | | INTERIOR | A |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | + | BAS | L | BASE AREA | 1,192 | 1981 | 174.96 | 208,549 | | | KITCHEN | G |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 352 | | 19.88 | 6,998 | | | BATHS | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | BAS | L | BASE AREA | 160 | 1981 | 174.96 | 27,993 | | | HEAT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | G | CAN | N | CANOPY | 80 | | 11.84 | 948 | | | ELECT | A |
| | | | | USE | 0 | | 1.00 | H | BMU | N | BSMT UNFINISHED | 594 | | 42.84 | 25,449 | | | | |
| | | | | | | | | F11 | O | FPL 1S IOP | 1 | | 7,462.50 | 7,463 | | | | | |
| | | | | | | | | FIX | O | XTRA FIXTURES | 4 | | 1,981.95 | 7,928 | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1998 / 24 | | |
| | | | | | | | | | | | | | | | | COND | 21 21 % | | |
| | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | DEPR | 21 | % GD | 79 |
| | | | | | | | | | | | | | | | | RCNLD | \$278,400 | | |