Key: 7563

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,719

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MALONE SHEILA M **6 ELDRIDGE ST** **BOURNE, MA 02532**	**35.2-7-0**	**6 ELDRIDGE ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MALONE SHEILA M	05/26/2006	QS	352,900	21041-25
MASKERY JOHN J &	07/27/1998	QS	143,000	11596-111

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	%
900086	03/19/1990	9	DECK	3,195	11/18/1991	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	13,488	9 1.00	100 1.00	100 1.00	235,700	2.39	A 1.00	R04 1.00			174,790

TOTAL	13,504 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

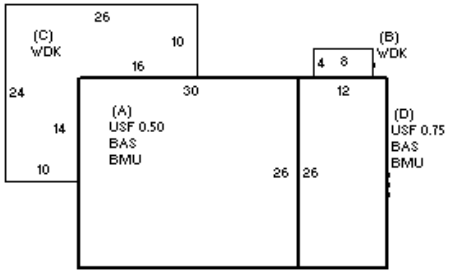
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	174,800	154,700
BUILDING	319,900	283,100
DETACHED	0	0
OTHER	0	0
TOTAL	**494,700**	**437,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/20/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/20/2013	JB
LIST	3/3/2014	EST
REVIEW	3/3/2014	JB

YEAR BLT	1979	SIZE ADJ	1.010
NET AREA	1,716	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,092		43.31	47,297
+	BAS	L	BASE AREA	1,092	1979	228.01	248,987
+	USF	L	UPPER STORY FIN	624	1979	129.15	80,590
+	WDK	N	WOOD DECK	432		25.37	10,961
	F11	O	FPL 1S 1OP	1		9,523.50	9,524
	FIX	O	XTRA FIXTURES	3		2,529.53	7,589

TOTAL RCN	404,945

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

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$319,900