Key: 7787

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,945

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ELDRIDGE KAREN- TR KAREN ELDRIDGE REALTY TRUST 609 COUNTY RD POCASSET, MA 02559	38.0-7-1	609 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ELDRIDGE KAREN- TR	08/10/2017	F	10	30689-175
ELDRIDGE ROBERT W &	03/10/1988	O	190,000	6168-159

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,500	11 1.00	100 1.00	100 1.00	223,915	1.07	A 1.00	R03 0.95			200,360

TOTAL	36,503 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

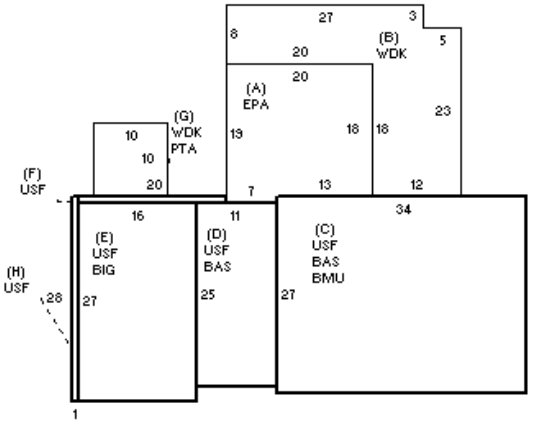
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	200,400	177,300
BUILDING	441,800	390,900
DETACHED	7,100	6,800
OTHER	0	0
TOTAL	**649,300**	**575,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50	14 X 32		448	31.65	7,100
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 10/04/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/4/2023	SL
LIST	10/4/2023	EST
REVIEW	10/4/2023	SL

BLDG COMMENTS

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,866	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	367		67.84	24,899
+	WDK	N	WOOD DECK	557		22.22	12,374
C	BMU	N	BSMT UNFINISHED	918		37.92	34,814
+	BAS	L	BASE AREA	1,193	1978	199.64	238,176
E	BIG	N	BUILT-IN GARAGE	432		81.54	35,226
+	USF	L	UPPER STORY FIN	727	1978	108.13	78,608
G	PTA	N	PATIO	100		15.13	1,513
+	USF	L	UPPER STORY FIN	946	1978	108.13	102,288
	F21	O	FPL 2S 1OP	1		9,161.40	9,161
	FIX	O	XTRA FIXTURES	10		2,214.78	22,148

TOTAL RCN	559,207

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

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$441,800