

Key: 9427

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.645

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION			
EATON JOHN R & LUCY M EATON TRS OF 59 PEQUOT PO BOX 1111 POCASSET, MA 02559						43.3-139-0			58 PEQUOT AVE			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
EATON JOHN R &						09/20/1991	XX		07686-00266			


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	%
07270	05/21/2007	3	ALT/RENO	5,800	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	4,500	11	1.00	100	1.00	100	1.00	518,540	6.60	A	1.00	HCA	2.20								353,510

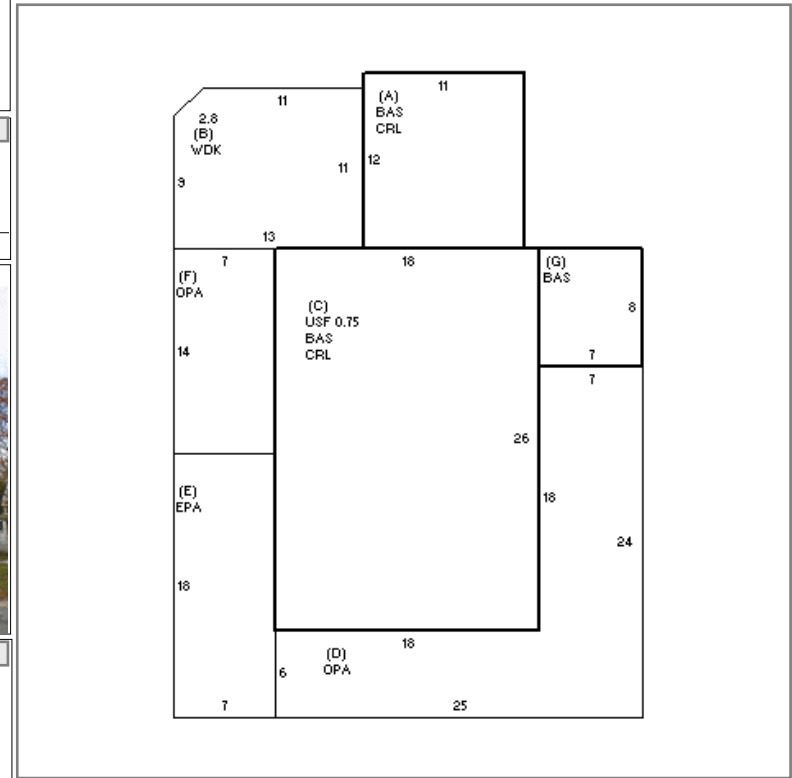
TOTAL	4,487 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	353,500	312,900			
Infl1	AVG		BUILDING	127,400	112,800			
N_Index	AVG		DETACHED	9,200	8,700			
			OTHER	0	0			
		TOTAL	490,100	434,400				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/01/2003
DGF	A	1.00	A 0.75	13 X 20		260	46.93	9,200	

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2007	TL
MODEL	1		RESIDENTIAL	LIST	11/16/2007	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,007	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$167	OVERALL	0.720	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				UNITS	ADJ		
STORIES	1.5	1.00	ROOF SHAPE	1	GABLE	1.00	
ROOMS	6	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	
BEDROOMS	3	1.00	FLOOR COVER	1	HARDWOOD	1.02	
BATHROOMS	1	1.00	INT. FINISH	2	DRYWALL	1.00	
FIXTURES	6	1.00	HEATING/COOLING	7	FL/WALL UNIT	0.98	
GARAGE CAPACITY	0	1.00	FUEL SOURCE	2	GAS	1.00	
% BSMT FINISH	0	1.00	USE	0		1.00	
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					



BUILDING

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	167,667
+	CRL	N	BSMT CRAWL	600		18.77	11,264	CONDITION ELEM	CD
B	WDK	N	WOOD DECK	141		28.88	4,072	EXTERIOR	A
C	USF	L	UPPER STORY FIN	351	1920	80.41	28,225	INTERIOR	A
+	OPA	N	OPEN PORCH	374		43.01	16,086	KITCHEN	A
E	EPA	N	ENCLOSED PORCH	126		60.12	7,576	BATHS	A
+	BAS	L	BASE AREA	656	1920	150.74	98,888	HEAT	A
	FIX	O	XTRA FIXTURES	1		1,556.60	1,557	ELECT	A
								EFF.YR/AGE	1995 / 27
								COND	24 24 %
								FUNC	0
								ECON	0
								DEPR	24 % GD 76
								RCNLD	\$127,400