

Key: 17200

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.276

LEGAL LAND

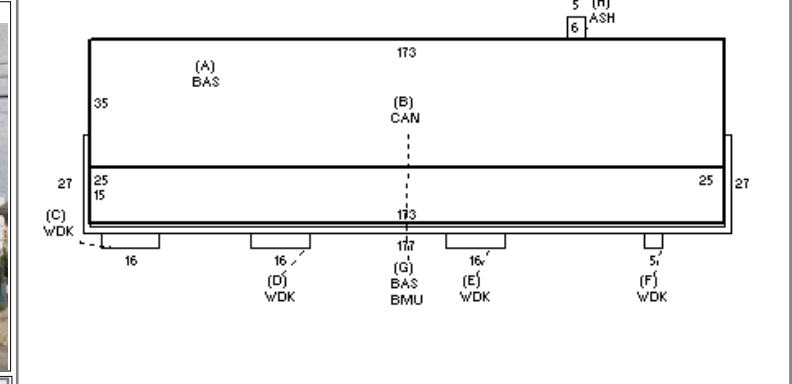
CURRENT OWNER		PARCEL ID		LOCATION	
171 CLAY POND RD LLC MARK E KAZAZEAN MGR 171 LOCKE DR SUITE 114 MARLBOROUGH, MA 01752		31.4-17-1A		171-A CLAY POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
171 CLAY POND RD LLC		11/29/2007	L	100,000	22502-157
171 CLAY POND RD LLC		10/02/2007	F	1	22377-263
MARSHALL WAYNE E TR OF		09/20/2006	F	1	21362-236

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4000	100	BLDG FOR MANUF OPS		6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
200021	01/12/2000	7	SIGN	1,900	11/28/2000	EB	100 100
950260	06/06/1995	7	SIGN	800	01/01/1997	PAM	0 100
930641	12/02/1993	7	SIGN	300	01/14/1994	JS	0 100
930261	05/27/1993	7	SIGN	100	01/14/1994	JS	0 100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	40,000	C-5	1.00	100	1.00	100	1.00	614,925	1.04	A	1.00	75	1.35	588,780
303	A	0.272	C-5	1.00	100	1.00	100	1.00	30,780	1.00	A	1.00	75	1.35	8,370

TOTAL	1.190 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE	LAND	597,200	574,200		
Inf1	AVG			BUILDING	398,100	359,600		
N_Index	AVG			DETACHED	28,300	26,900		
				OTHER	0	0		
				TOTAL	1,023,600	960,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50	1987	9,000	1.20	5,400
C10	A	1.00	20 0.80	1987	2,000	13.40	21,400
SP2	A	1.00	30 0.70		20	108.70	1,500



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2020	RP
MODEL	5		CIM-5	LIST	9/30/2020	EST
STYLE	63	0.86	LIGHT MANUF. [70%]	REVIEW	9/30/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	8,650	DETAIL ADJ	0.806
\$NLA(RCN)	\$56	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,055	1987	49.12	297,407
EXT. COVER	19	PREFAB METAL	1.00	B	CAN	N	CANOPY	454		14.30	6,492
ROOF SHAPE	4	FLAT/SHED	0.98	+	WDK	N	WOOD DECK	212		26.95	5,713
ROOF COVER	10	METAL	1.00	G	BMU	N	BSMT UNF	2,595		18.40	47,748
FLOOR COVER	6	OTHER	1.00	G	BAS	L	BASE AREA	2,595	1987	49.12	127,460
INT. FINISH	2	DRYWALL	1.00	H	ASH	N	ATT SHED	30		22.30	669
HEATING/COOL	7	FLR/WALL UNIT	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								
NAF	0		1.00								

TOTAL RCN	485,489	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$398,100	

DETACHED

BUILDING

G