

Key: 6472

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.631

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DAVIDSON KAREL S & SCOTT K KEMPTON				30.4-153-0				21 CLAY POND RD				
21 CLAY POND RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE, MA 02532-4201				DAVIDSON KAREL S & DAVIDSON KAREL S				09/16/1999	F		12544-230	
				ENGELBRECHT, JOHANNA & AB				05/19/1998	P	36,000	11437-255	
								12/04/1992	F		1 N/A-N/A	

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	%
990396	07/06/1999	1	NEW CONSTRUC	110,000	01/02/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1.00	100	1.00	1.00	R04	1.00	216,390
300	A	0.644	9	1.00	100	1.00	100	1.00	1.00	R04	1.00	10,500

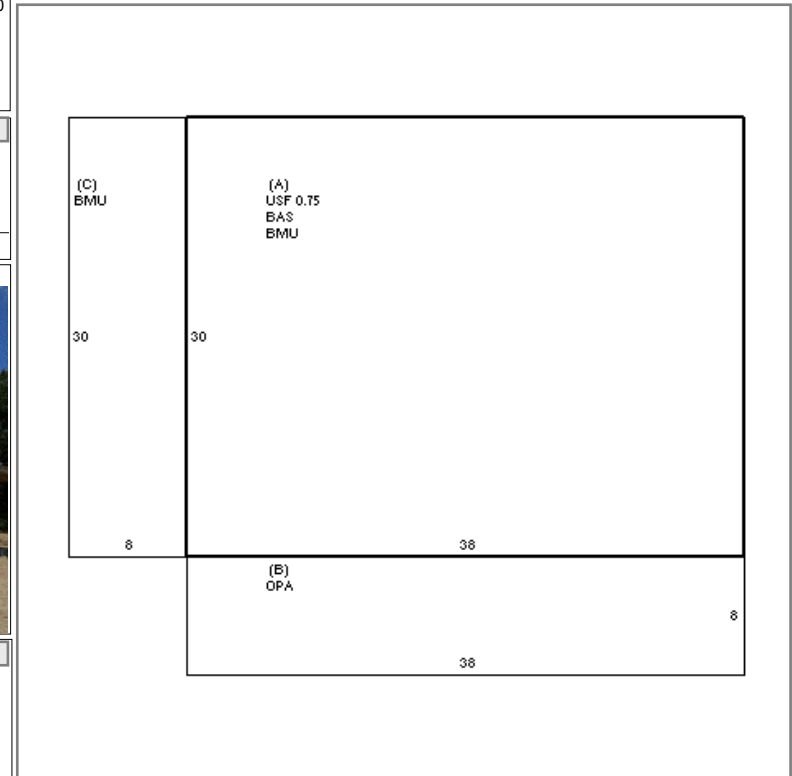
TOTAL	1.562 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	226,900	200,800
Infl1	AVG		LAND BUILDING	367,000	328,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	593,900	529,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2000	TL
MODEL	1		RESIDENTIAL	LIST	8/10/2000	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/13/2002	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,995	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		10	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,380		35.17	48,534
A	BAS	L	BASE AREA	1,140	1999	211.34	240,922
A	USF	L	UPPER STORY FIN	855	1999	118.51	101,328
B	OPA	N	OPEN PORCH	304		64.79	19,696
	BMG	O	BSMT GARAGE	2		7,847.20	15,694
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	5		2,344.48	11,722

TOTAL RCN	447,595	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 2001 / 21		
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$367,000	