

Key: 6474

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.633

LEGAL

| CURRENT OWNER                                                                 |  |  |  |  |  |  |  | PARCEL ID  |   |            |              | LOCATION        |  |  |  |
|-------------------------------------------------------------------------------|--|--|--|--|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| ODOHERTY ELIZABETH &<br>JACOB HAGOPIAN<br>25 CLAY POND RD<br>BOURNE, MA 02532 |  |  |  |  |  |  |  | 30.4-155-0 |   |            |              | 25 CLAY POND RD |  |  |  |
| TRANSFER HISTORY                                                              |  |  |  |  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| ODOHERTY ELIZABETH &<br>LEAVITT CHERYL A                                      |  |  |  |  |  |  |  | 01/13/2022 | O | 310,000    | 34825-284    |                 |  |  |  |
| LEAVITT CYRUS B                                                               |  |  |  |  |  |  |  | 01/13/2022 | F | 1          | 34825-279    |                 |  |  |  |
|                                                                               |  |  |  |  |  |  |  | 12/27/2018 | A | 212,000    | 31752-142    |                 |  |  |  |

| 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    | %   |
| EXB-22-211 | 04/12/2022 | 15            | INSULATE/WEA | 6,203  |            |    | 100    | 100 |
| B-22-60    | 02/27/2022 | 3             | ALT/RENO     | 5,000  | 05/06/2022 | TL | 100    | 100 |
| EXB-20-305 | 09/24/2020 | 3             | ALT/RENO     | 10,700 |            |    | 100    | 100 |

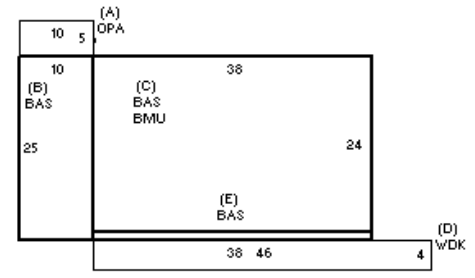
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 19,800   | 9    | 1.00  | 100     | 1.00     | 100 | 1.00 | 235,700 | 1.72 | A          | 1.00      | R04 | 1.00 |  |  | 184,690 |

| TOTAL   | 19,820 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | MO BCH    | NOTE   | LAND     | 184,700 | 163,500 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 241,500 | 213,700 |          |         |          |
| N_Index | AVG       |        | DETACHED | 1,300   | 1,200   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
| TOTAL   |           |        | 427,500  |         | 378,400 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE       | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|-----|------|------|----------------|----|-------|-----------|-------|------------|
| CPD | A    | 1.00 | A 0.75 12 X 16 |    | 192   | 8.84      | 1,300 | 05/06/2022 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/28/2020 | TL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/6/2022   | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 5/6/2022   | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| BLDG COMMENTS |  |  |
|---------------|--|--|
|               |  |  |

G

| YEAR BLT        | 1955  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 301,871 |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA        | 1,200 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | OPA | N | OPEN PORCH      | 50    |      | 81.88     | 4,094   |           |         |
| \$NLA(RCN)      | \$252 | OVERALL    | 0.990 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 1,200 | 1955 | 192.90    | 231,476 |           |         |
| CAPACITY        |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C | BMU | N | BSMT UNFINISHED | 912   |      | 36.64     | 33,417  |           |         |
| STORIES         | 1     | 1.00       |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | D | WDK | N | WOOD DECK       | 184   |      | 35.15     | 6,467   |           |         |
| ROOMS           | 5     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   | BMF | N | BSMT FINISH     | 600   |      | 44.03     | 26,417  |           |         |
| BEDROOMS        | 2     | 1.00       |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         |           |         |
| BATHROOMS       | 1     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |           |         |
| FIXTURES        | 5     | 1.00       |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
| GARAGE CAPACITY | 0     | 1.00       |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |
| % BSMT FINISH   | 24    | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| # OF HALF BATHS | 0     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |
| # OF UNITS      | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |           |         |

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

| EFF.YR/AGE | 1999 / 23  |
|------------|------------|
| COND       | 20 20 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 20 % GD 80 |
| RCNLD      | \$241,500  |