

Key: 6475

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.634

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD DIANE K 15 CLAY POND ROAD BOURNE, MA 02532-4212				30.4-156-0				15 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD DIANE K				04/15/1999	QS	170,000	12202-187				
ENGELBRECHT JOHANNA & ENGELBRECHT JOHANNA & ABR				12/04/1992	F XX	1	08339-00044 N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	90	RESID - COMMERCIAL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16679	08/11/2016	14	SOLAR	27,000	09/02/2016	RP	100	100
14182	03/27/2014	3	ALT/RENO	1,500	10/24/2019	RP	100	100
14147	03/18/2014	3	ALT/RENO	3,800	10/24/2019	RP	100	100
08510	09/25/2008	3	ALT/RENO	3,000	10/24/2019	RP	100	100
990640	10/19/1999	3	ALT/RENO	18,500	12/01/1999	MS	100	100

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	235,700	1.00	A	1.00 R04	1.00	216,390
200	A	0.918	9	1.00	100	1.00	100	1.00	94,200	1.00	A	1.00 R04	1.00	86,480
300	A	0.074	9	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00 R04	1.00	1,210

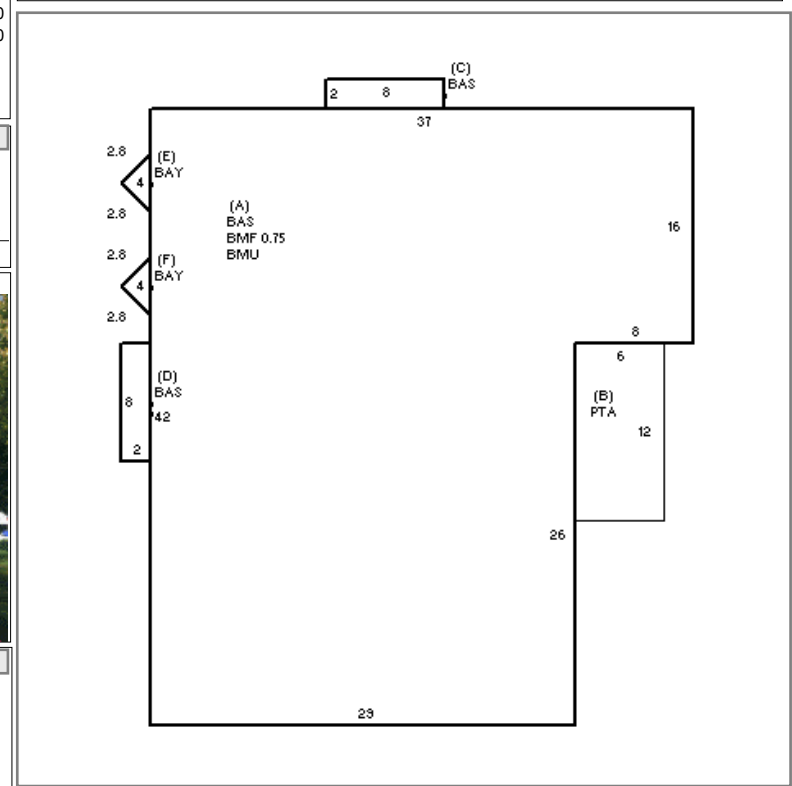
TOTAL	1.910 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E BBN = 24x20.12x20.12x28 = (1056 sqft) / Deleted card 2, now a detached item as BBN.	LAND	304,100	269,100			
Infl1	AVG		BUILDING	206,400	194,300			
N_Index	AVG		DETACHED	19,800	18,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>530,300</b>	<b>482,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 12	120	16.42	1,000
BBN	A	1.00	50 0.50	IRREGULAR	1930	31.20	16,500
SHF	A	1.00	50 0.50	14X22	308	14.76	2,300



BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	RP
MODEL	1		RESIDENTIAL	LIST	10/24/2019	RP
STYLE	16	1.00	BUNGALOW [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1907	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,386	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,346		25.29	34,043
\$NLA(RCN)	\$201	OVERALL	0.780	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	1,010		27.48	27,754
				ROOF SHAPE	2	HIP	1.02	B	PTA	N	PATIO	72		11.83	852
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,378	1907	148.83	205,081
				FLOOR COVER	1	HARDWOOD	1.02	+	BAY	L	BAYWINDOW	8	1907	143.40	1,147
				INT. FINISH	1	PLASTER	1.00	F12	O	FPL 1S 2OP	1		6,666.10	6,666	
				HEATING/COOLING	4	STEAM	0.99	FIX	O	XTRA FIXTURES	2		1,685.95	3,372	
				FUEL SOURCE	1	OIL	1.00								
				USE	3	CIM	0.75								



CAPACITY	UNITS	ADJ	TOTAL RCN	278,915
STORIES	1	1.00	CONDITION ELEM	CD
ROOMS	5	1.00	EXTERIOR	A
BEDROOMS	2	1.00	INTERIOR	A
BATHROOMS	1	1.00	KITCHEN	A
FIXTURES	7	1.00	BATHS	A
GARAGE CAPACITY	0	1.00	BATHS	A
% BSMT FINISH	75	1.00	HEAT	O
# OF HALF BATHS	1	1.00	ELECT	A
# OF UNITS	1	1.00		

EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$206,400