

Key: 6781

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.945

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PEGNATO FRED P JR & LINDA Z PO BOX 1026 MONUMENT BEACH, MA 02553		31.3-6-0		39 CLAY POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PEGNATO FRED P JR & LINDA		10/24/2017	F	100	30848-306
TOPALIAN LINDA		12/20/1996	A	87,500	10536-72

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-20-107	07/08/2020	6	FENCE	1,900			100 100
08356	07/10/2008	2	ADDITIONS	120,000	09/23/2009	TL	100 100
980408	07/10/1998	4	DETACH.STRUC	966	02/03/1999	JS	100 100

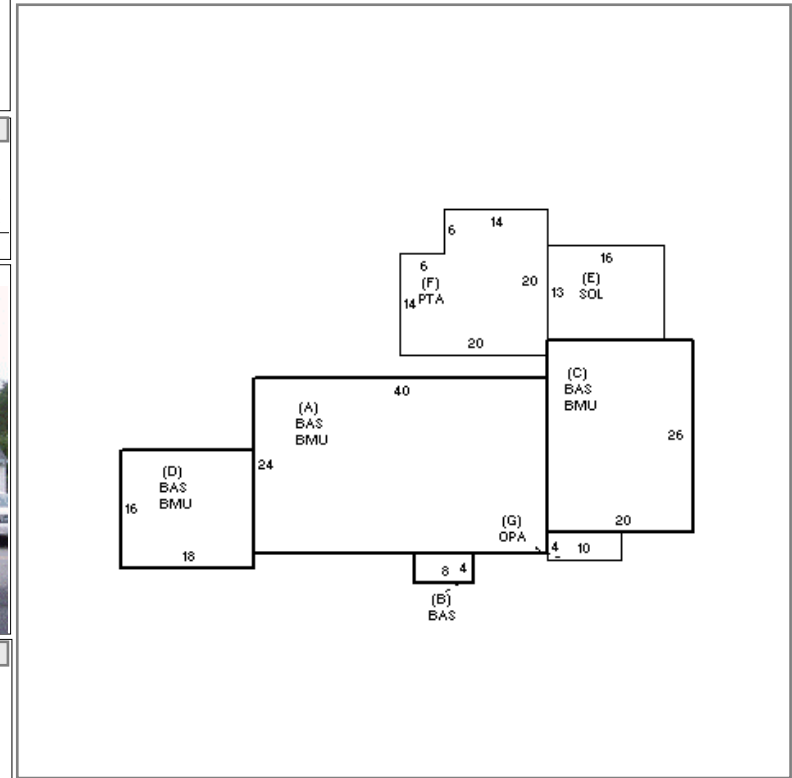
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,120	9	1.00	100	1.00	235,700	3.10	A	1.00	R04	1.00	169,510

TOTAL	10,106 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	169,500	150,000			
Infl1	AVG		BUILDING	438,200	387,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	607,700	537,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2018	BC
MODEL	1		RESIDENTIAL	LIST	9/25/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,800	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456.498
+	BMU	N	BSMT UNFINISHED	1,768		31.45	55,597	CONDITION ELEM CD	
+	BAS	L	BASE AREA	1,800	1958	187.83	338,096	EXTERIOR	G
E	SOL	N	SOLARIUM	208		91.46	19,023	INTERIOR	G
F	PTA	N	PATIO	364		14.42	5,248	KITCHEN	V
G	OPA	N	OPEN PORCH	40		86.41	3,456	BATHS	V
	F11	O	FPL 1S 1OP	1		8,503.10	8,503	HEAT	U
	FIX	O	XTRA FIXTURES	6		2,258.52	13,551	ELECT	U
	JAC	O	JACUZZI	1		13,022.90	13,023		
EFF.YR/AGE		2015 / 7							
COND		4 4 %							
FUNC		0							
ECON		0							
DEPR		4 % GD						96	
RCNLD								\$438,200	