

Key: 6784

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.948

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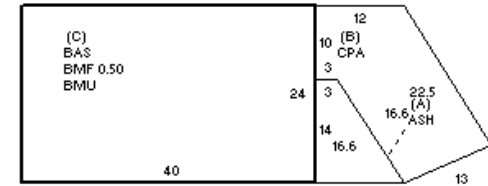
CURRENT OWNER				PARCEL ID				LOCATION			
BREIDENBACH TIMOTHY J 51 CLAY POND ROAD BOURNE, MA 02532				31.3-9-0				51 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREIDENBACH TIMOTHY J				04/09/2018	QS	256,000	31189-29				
FINNEY JACQUELINE SUE & FINNEY JACQUELINE SUE				02/02/2009	F	1 23414-299					
				02/02/2009	N	23414-297/8					

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	%
05305	05/12/2005	3	OTHER		09/25/2018	DB	100	100
05139	03/02/2005	3	ALT/RENO	2,960	08/23/2007	DB	100	100
		3	ALT/RENO	9,894	08/23/2007	DB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,365 9	1.00	100	1.00	235,700	2.79	A	1.00	R04	1.00	171,460

TOTAL	11,369 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	MO BCH	NOTE						LAND	171,500	151,800
Infl1	AVG		BUILDING	216,200	191,300					
N_Index	AVG		DETACHED	0	0					
			OTHER	0	0					
			TOTAL	387,700	343,100					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2018	BC
MODEL	1		RESIDENTIAL	LIST	9/25/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/25/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

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YEAR BLT	1958	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	257,348		
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	ASH	N	ATT SHED	105		22.94	2,408	CONDITION ELEM	CD		
\$NLA(RCN)	\$268	OVERALL	0.970	EXT COVER	14	OTHER	1.00	B	CPA	N	CAR PORT	327		9.82	3,210	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	960		36.08	34,635	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	480		43.35	20,808	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	960	1958	196.20	188,354	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	C	F11	O	FPL 1S 10P	1		7,933.00	7,933	BATHS	A		
				HEATING/COOLING	1	FORCED AIR	1.00									HEAT	U		
				FUEL SOURCE	2	GAS	1.00									ELECT	U		
				USE	0		1.00												
																		EFF.YR/AGE	2003 / 19
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$216,200