

Key: 6801

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.965

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MODE ALEX 55 CLAY POND RD BOURNE, MA 02532				31.3-34-0				55 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MODE ALEX				08/15/2022	QS	390,000	35308-132				
PERRY SARAH				08/15/2014	QS	219,000	28327-315				
YENULEVICH JASON R ETUX				05/29/2013	F	1	27412-245				

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 %
08162		3	ALT/RENO		05/30/2023	TL	100 100
05492	04/24/2008	3	ALT/RENO	1,200			100 100
	07/25/2005	10	WOODSTOVE		08/23/2007	DB	100 100

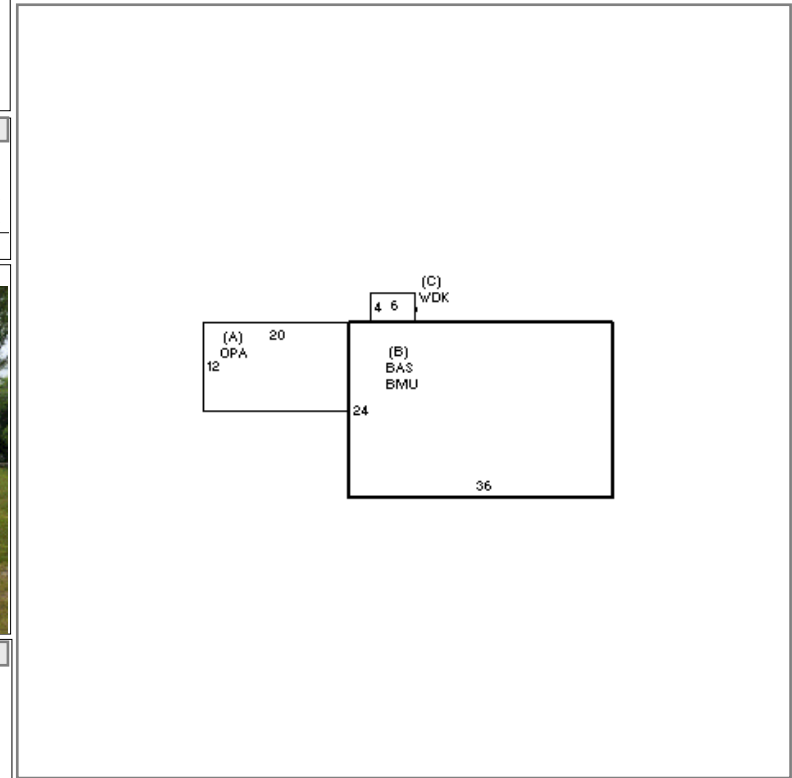
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,865 9		1.00	1.00	235,700	2.90	A	1.00	R04	1.00	170,670

TOTAL	10,846 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	1/2 mile to beach & boat launch cyc letter sent 6/15/2010			LAND	170,700	151,100
Infl1	AVG		BUILDING	218,800	183,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL							389,500	334,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2022	TL
MODEL	1		RESIDENTIAL	LIST	7/9/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/30/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1958	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$294	OVERALL	1.070

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	12	BRICK VENEER	1.10
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
A	OPA	N	OPEN PORCH	240		64.23	15,416
B	BMU	N	BSMT UNFINISHED	864		39.80	34,386
B	BAS	L	BASE AREA	864	1958	216.43	186,995
C	WDK	N	WOOD DECK	24		77.13	1,851
	F11	O	FPL 1S 1OP	1		8,750.80	8,751
	FIX	O	XTRA FIXTURES	3		2,324.33	6,973

TOTAL RCN	254,371
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE 2005 / 17	
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$218,800