Key: 6803

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,967

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FITZMAURICE SCOTT A PO BOX 805 MONUMENT BEACH, MA 02553	31.3-51-0	73 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FITZMAURICE SCOTT A	12/09/2021	QS	390,000	34734-17
KNUTILA ANITA C	09/24/2014	F		28401-324
KNUTILA ANITA C	03/19/2009	N		23542-139

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	9 1.00	100 1.00	100 1.00	235,700	2.99	A 1.00	R04 1.00			170,100

TOTAL	10,498 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

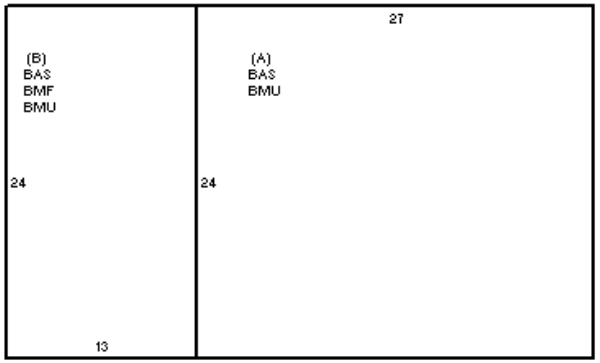
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	170,100	150,600
BUILDING	196,400	173,800
DETACHED	16,500	15,700
OTHER	0	0
TOTAL	383,000	340,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	A 0.75			504	43.60	16,500

PHOTO 08/21/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	6/15/2022	RP
LIST	6/15/2022	EST
REVIEW	6/15/2022	RP

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	30	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	14	OTHER	1.00
ROOF SHAPE	2	HIP	1.02
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
+	BMU	N	BSMT UNFINISHED	960		36.82	35,349
+	BAS	L	BASE AREA	960	1956	200.25	192,238
B	BMF	N	BSMT FINISH	312		59.00	18,409
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	2		2,150.35	4,301

TOTAL RCN	258,393

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$196,400