

Key: 6806

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.970

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
COSTELLO WILLIAM J & BRENDA L COSTELLO 87 CLAY POND RD BOURNE, MA 02532				31.3-54-0				87 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COSTELLO WILLIAM J & COSTELLO WILLIAM J				09/12/1977	F		1 2508-14				
				10/04/1974	F		2107-306				

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	%
17876	10/25/2017	14	SOLAR	15,000			100	100
14691	08/18/2014	10	WOODSTOVE	1,800	04/21/2017	TL	100	100
990135	03/29/1999	4	DETACH.STRUC	21,000	11/05/1999	MS	100	100
910383	09/12/1991	3	ALT/RENO	5,200	03/01/1992	HS	100	100
900340	07/03/1990	9	DECK	600	11/15/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	12,120	9	1.00	100	1.00	100	1.00	235,700	2.63	A	1.00	R04	1.00										172,640

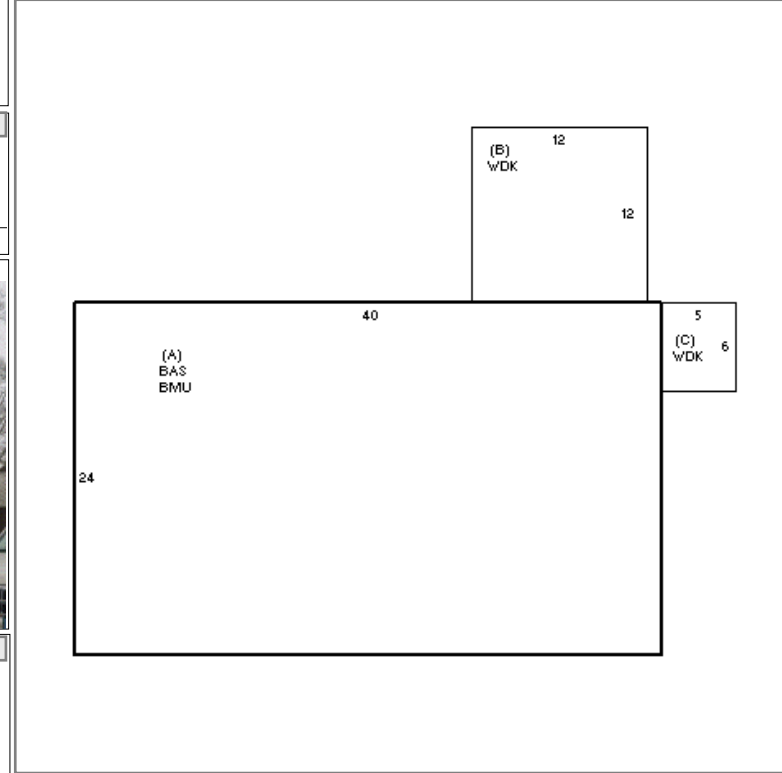
TOTAL	12,110 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	172,600	152,800			
Infl1	AVG		BUILDING	185,100	163,800			
N_Index	AVG		DETACHED	22,100	21,000			
			OTHER	0	0			
			TOTAL	379,800	337,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 24 X 28		672	41.10	22,100
SHF	F	0.70	F 0.60 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/21/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	260,710
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		36.82	35,349		
\$NLA(RCN)	\$272	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	960	1974	200.25	192,238		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	174		35.32	6,146		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	320		59.00	18,881		
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 10P	1		8,096.60	8,097		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



DETACHED

BUILDING

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	30	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1990 / 32
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$185,100