Key: 6815

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,979

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EPPS JOSEPH R JR &	31.3-160-0	92 CLAY POND RD
RHIANNON R FINTON		
92 CLAY POND RD		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EPPS JOSEPH R JR &	11/14/2022	QS	420,000	35482-323
FROTTEN ALLEN J TRS	08/29/2022	F	1	35334-90
FROTTEN ALLEN J	04/15/2022	F	1	35054-195

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	%
950111	03/23/1995	1	NEW CONSTRUC	60,000	06/17/1997	JC	100	100

LAND

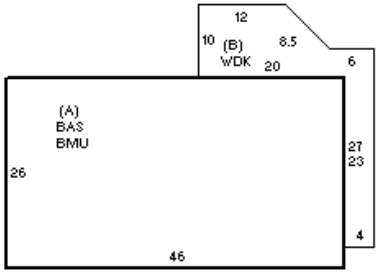
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,480	9 1.00	100 1.00	100 1.00	235,700	2.57	A 1.00	R04 1.00			173,210

TOTAL	12,502 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	173,200	153,300
BUILDING	225,900	205,000
DETACHED	0	0
OTHER	0	0
TOTAL	399,100	358,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/06/2023

BLDG COMMENTS

BUILDING

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

MEASURE	7/6/2023	SL
LIST	7/6/2023	SL
REVIEW	7/27/2023	TL

YEAR BLT	1995	SIZE ADJ	1.015
NET AREA	1,196	DETAIL ADJ	1.000
$NLA(RCN)	$236	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,196		35.90	42,938
A	BAS	L	BASE AREA	1,196	1995	189.00	226,044
B	WDK	N	WOOD DECK	278		25.50	7,089
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290

TOTAL RCN	282,361

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$225,900