

Key: 6816

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.980

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
SIMONELLI VINCENZO 90 CLAY POND RD BOURNE, MA 02532-4229		31.3-161-0	90 CLAY POND RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SIMONELLI VINCENZO		03/18/1997	QS	90,000	10656-310
BRADFORD MARGARET ADM		12/13/1994	A	1	N/A-N/A
BRADFORD MARGARET ET ALI		06/22/1994	A	1	N/A-N/A

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 %
02125	03/14/2002	4	DETACH.STRUC	400	09/23/2002	TL	100 100
930235	05/21/1993	9	DECK	1,900	04/08/1994	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,380	9	1.00	100	1.00	100	1.00	235,700	2.41	A	1.00	R04	1.00			174,620

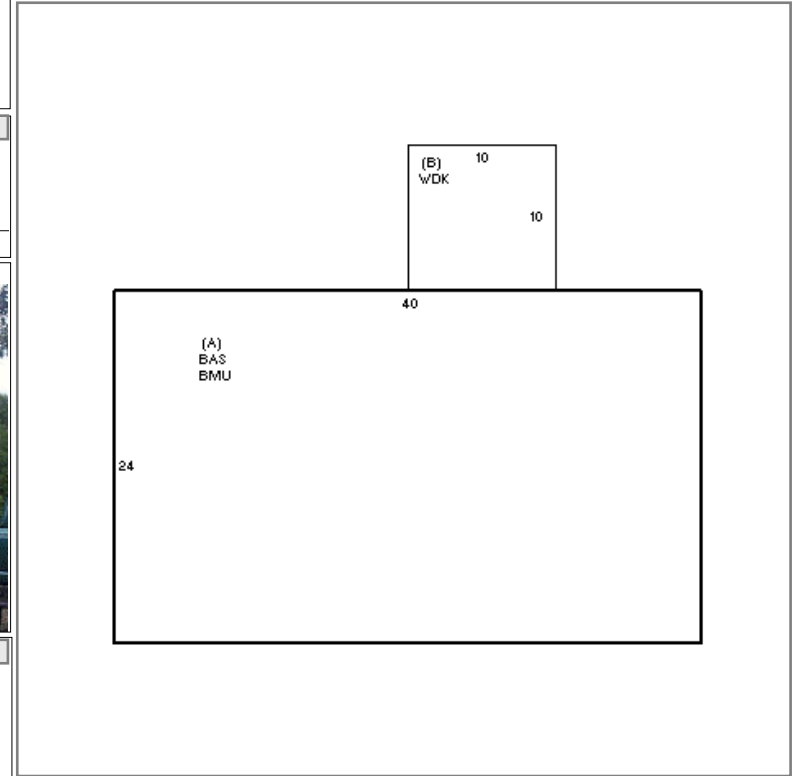
TOTAL	13,373 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	174,600	154,500
Infl1	AVG		BUILDING	196,000	173,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	370,600	328,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/23/2002	TL
MODEL	1		RESIDENTIAL	LIST	9/23/2002	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/23/2002	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	254,604
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		36.08	34,635		
\$NLA(RCN)	\$265	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	960	1976	196.20	188,354		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	100		43.53	4,353		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	225		57.81	13,008		
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		7,933.00	7,933		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,107.10	6,321		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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

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

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$196,000
-------	-----------