

Key: 6817

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.981

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MESSER SAMUEL A 88 CLAY POND RD BOURNE, MA 02532				31.3-162-0				88 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MESSER SAMUEL A				05/20/2020	F	1	32922-182				
MESSER THOMAS L & MARYSIA				06/22/2017	QS	239,000	30576-225				
HOPE DAVID R &				11/07/2005	QS	243,000	20450-227				

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	%
		12	CYCLICAL		08/20/2018	DB	100	100

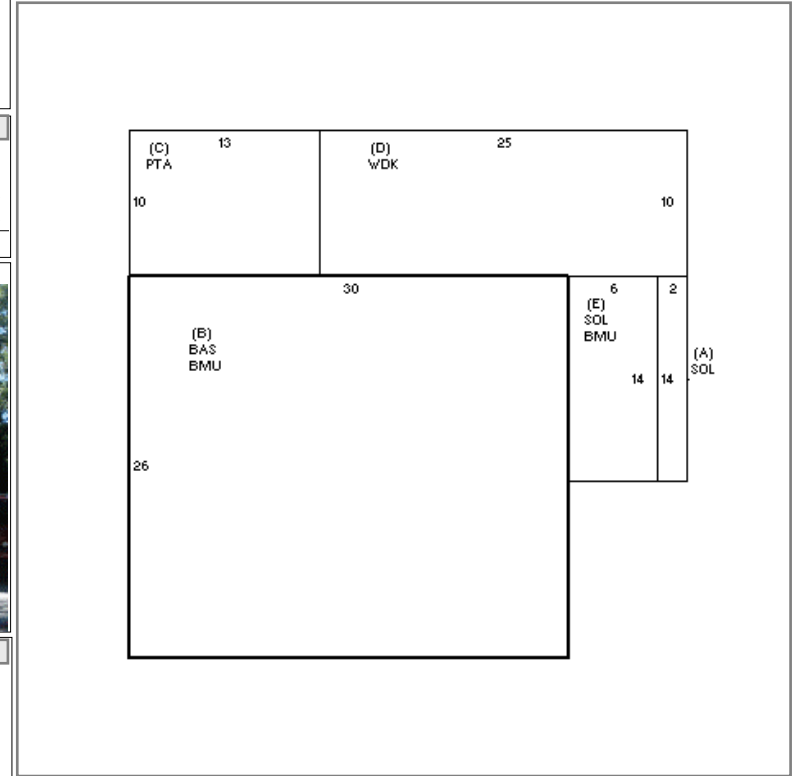
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	12,690	9	1.00	100	1.00	100	1.00	235,700	2.53	A	1.00	R04	1.00								173,540

TOTAL	12,676 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	173,500	153,600			
Infl1	AVG		BUILDING	193,600	171,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	367,100	324,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2018	BC
MODEL	1		RESIDENTIAL	LIST	8/20/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/20/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	780	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	SOL	N	SOLARIUM	28		115.19	3,225
\$NLA(RCN)	\$310	OVERALL	0.970	EXT COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	864		36.08	31,172
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	780	1962	204.09	159,188
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	130		14.13	1,837
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	250		25.63	6,406
				INT. FINISH	2	DRYWALL	1.00	E	SOL	N	SOLARIUM	84		108.40	9,105
				HEATING/COOLING	1	FORCED AIR	1.00		BMF	N	BSMT FINISH	400		57.81	23,124
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,933.00	7,933
				USE	0		1.00								

TOTAL RCN	241,991	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	U

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$193,600