

Key: 6818

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.982

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CURRENT OWNER				PARCEL ID				LOCATION			
DUSSAN RICARDO ETUX ELIZABETH DUSSAN 82 CLAY POND RD BOURNE, MA 02532				31.3-163-0				82 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUSSAN RICARDO ETUX				09/17/2015	QS	290,000	29143-315				
RTB REALTY TRUST LLC				01/16/2015	O	160,000	28635-255				
MIKSCH JOSEPH L & DOROTHY				07/15/2002	F	1	15361-206				

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	%
EXB-22-443	07/19/2022	15	INSULATE/WEA	1,210			100	100
15332	05/06/2015	3	ALT/RENO	300	06/11/2015		100	100
15289	04/28/2015	3	ALT/RENO	5,000	06/11/2015		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,066	9	1.00	100	1.00	100	1.00	235,700	2.06	A	1.00	R04	1.00			178,840

TOTAL	16,074 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	178,800	158,300			
Infl1	AVG		BUILDING	316,200	279,800			
N_Index	AVG		DETACHED	900	900			
			OTHER	0	0			
TOTAL			495,900	439,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 10 X 10		100	12.07	900



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	DB
MODEL	1		RESIDENTIAL	LIST	7/22/2015	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/22/2015	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	343,749
NET AREA	1,470	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	56		61.19	3,427	CONDITION ELEM	CD
\$NLA(RCN)	\$234	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	840		41.58	34,930	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	840	1965	226.14	189,955	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	630	1965	123.99	78,116	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	BMF	N	BSMT FINISH	300			66.63	19,989	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			10,045.40	10,045	HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	XTRA FIXTURES	3			2,428.57	7,286	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

(A) 7 WDK 8

(B) USF 0.75 BAS BMU 24

35

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	2011 / 11	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$316,200	