

Key: 6819

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.983

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRANAGAN DINA D 76 CLAY POND ROAD BOURNE, MA 02532				31.3-164-0				76 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRANAGAN DINA D				07/19/2005	F	100	20058-276				
BRANAGAN JAMES P ETUX				10/30/2002	F	1	15826-175				
BRANAGAN DINA D				05/28/1999	QS	158,000	12301-319				

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-21-718	10/06/2021	3	ALT/RENO	4,982			100	100
900198	05/03/1990	3	ALT/RENO	10,000	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	15,179	9	1.00	100	1.00	100	1.00				177,440

TOTAL	15,159 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	177,400	157,000	
Infl1	AVG				BUILDING	288,200	255,000	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
				TOTAL		465,600	412,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

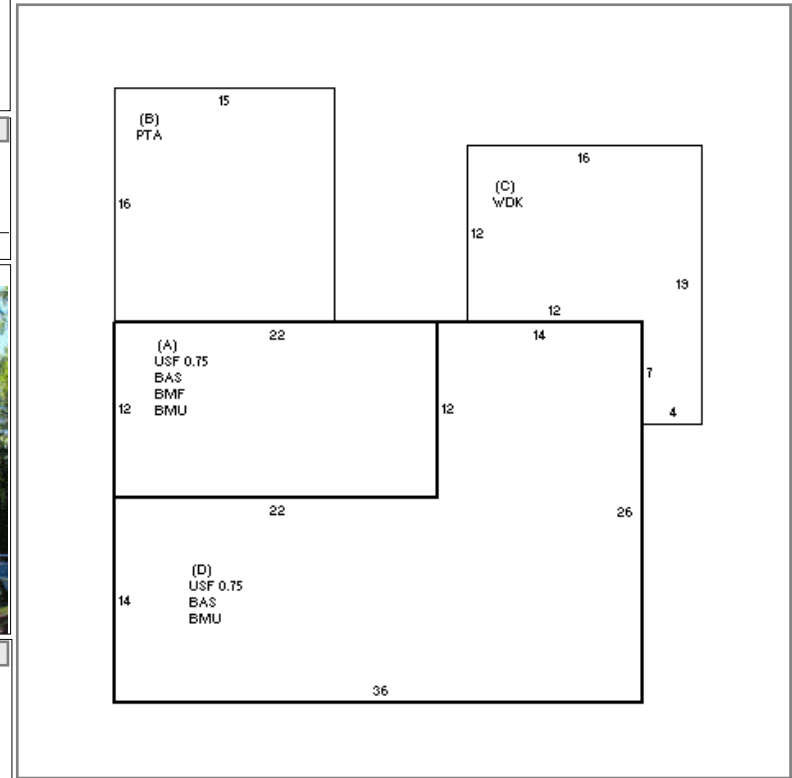
PHOTO 08/20/2008

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/20/2008	JH
STYLE	4	1.05	CAPE [100%]	REVIEW	9/2/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	936		40.14	37,575
\$NLA(RCN)	\$226	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	264		64.33	16,983
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	936	1986	218.31	204,341
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	702	1986	119.70	84,033
				FLOOR COVER	13	HARDWOOD-W/W	1.00	B	PTA	N	PATIO	240		14.97	3,592
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	220		28.51	6,273
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,697.80	9,698	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,344.57	7,034	
				USE	0		1.00								

TOTAL RCN	369,528	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A



EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$288,200