

Key: 6822

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.986

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DEMELLO CONNIE JEAN & BILLIE JEAN BIANCHI 60 CLAY POND RD BOURNE, MA 02532				31.3-167-0				60 CLAY POND RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DEMELLO CONNIE JEAN & KUNTZ ALFRED G				05/26/2022	U	410,000	35148-158	
				NOONAN JOHN EDWARD IV ETU				05/20/2019	QS	387,000	32033-5	
								09/22/2014	QS	315,000	28395-188	

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	%
0000		12	CYCLICAL		07/20/2015		100	100
03011	01/07/2003	2	ADDITIONS	20,000	09/06/2005	TL	100	100

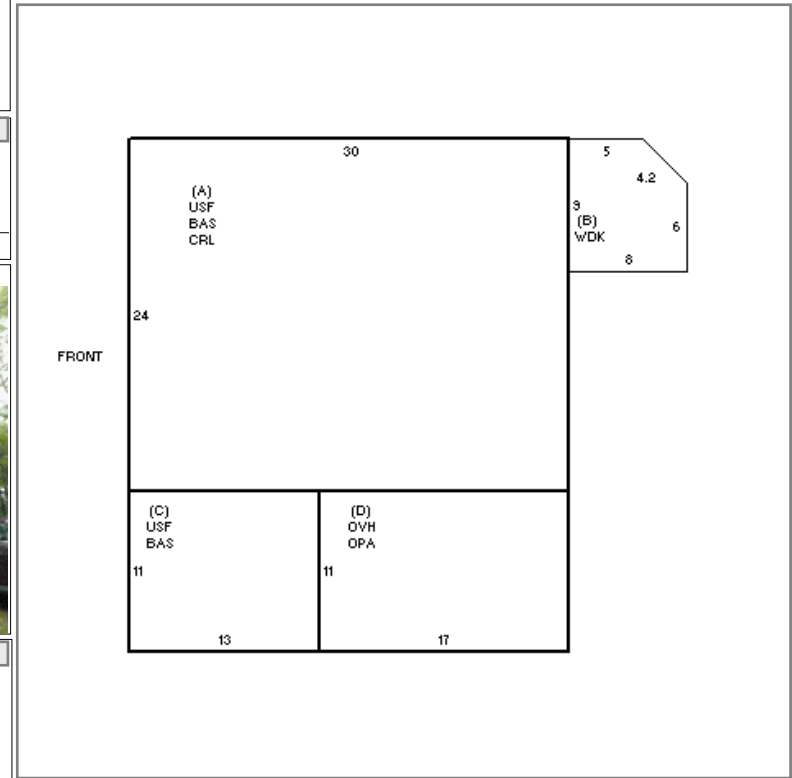
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,120	9	1.00	100	1.00	100	1.00	235,700	2.17	A	1.00	R04	1.00			177,350

TOTAL	15,115 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH		NOTE				LAND	177,400	157,000
Infl1	AVG			LAND BUILDING	377,200	341,400			
N_Index	AVG			DETACHED	600	600			
				OTHER	0	0			
						TOTAL	555,200	499,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	10 0.90	10 X 10 (EST)		6.49	600



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/8/2022	SL
STYLE	4	1.05	CAPE [100%]	REVIEW	8/17/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,913	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	720		30.24	21,773
\$NLA(RCN)	\$227	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	863	2003	126.72	109,360
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	68		63.17	4,295
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	863	1957	233.44	201,455
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	187		76.94	14,387
				INT. FINISH	2	DRYWALL	1.00	D	OVH	L	OVERHANG	187	2003	213.18	39,866
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		10,369.60	10,370	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7		2,506.83	17,548	
				USE	0		1.00	JAC	O	JACUZZI	1		14,455.50	14,456	

TOTAL RCN	433,509	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE 2006 / 16		
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$377,200	