

Key: 6823

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.987

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAY SHANNON 56 CLAY POND RD BOURNE, MA 02532				31.3-168-0				56 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAY SHANNON				08/29/2013	QS	250,000	27653-126				
THOMAS JOEL P &				07/13/2006	QS	279,000	21179-225				
BUCKLEY JUSTIN				03/26/2001	A	1	13664-167				

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	%
19384	05/07/2019	15	INSULATE/WEA	3,400			100	100
11349	06/27/2011	3	ALT/RENO	32,800	06/18/2012		100	100

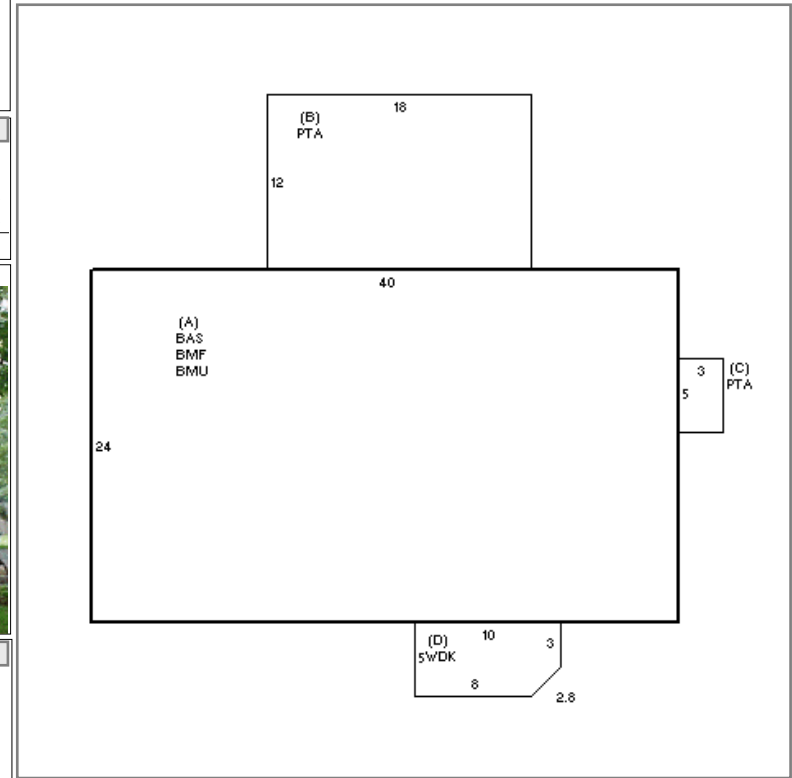
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	13,970	9	1.00	100	1.00	100	1.00	235,700	2.32	A	1.00	R04	1.00									175,540

TOTAL	13,983 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	175,500	155,400			
Infl1	AVG		BUILDING	283,500	250,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>459,000</b>	<b>406,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/06/2001

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2013	TL
MODEL	1		RESIDENTIAL	LIST	6/18/2013	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/18/2013	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		43.52	41,776
\$NLA(RCN)	\$389	OVERALL	1.170	EXT COVER	7	STUCCO	1.20	A	BMF	N	BSMT FINISH	960		41.42	39,764
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1960	236.66	227,190
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	PTA	N	PATIO	231		16.23	3,749
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	48		75.66	3,632
				INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	480		52.29	25,098
				HEATING/COOLING	1	FORCED AIR	1.00		F11	O	FPL 1S 1OP	1		9,568.70	9,569
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,541.53	7,625
				USE	0		1.00		JAC	O	JACUZZI	1		14,655.00	14,655

TOTAL RCN	373,057
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$283,500