

Key: 6922

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.086

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WATT DONALD F & C/O CASEY PARKER 103 CLAY POND RD BOURNE, MA 02532				31.3-184-0				103 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASEY PARKER				02/27/2023	QS	395,000	35655-163				
WATT DONALD F &				03/19/1998	QS	126,000	11294-347				
DECASTRO MARGARITO G				11/06/1992	A	99	N/A-N/A				

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	%
960114	04/08/1996	9	DECK	1,000	07/23/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,243	9	1.00	100	1.00	235,700	1.37	A	1.00	R04	1.00	194,810

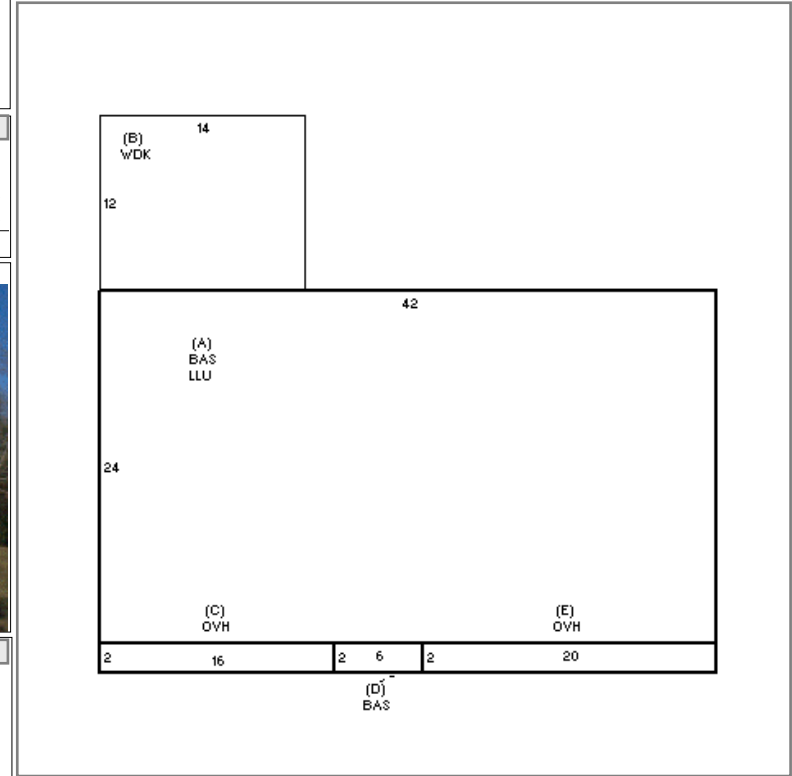
TOTAL	26,223 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	194,800	172,400			
Infl1	AVG		BUILDING	212,800	188,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	407,600	360,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	2/9/2011	TL
MODEL	1		RESIDENTIAL	LIST	2/9/2011	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	2/9/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.015
NET AREA	1,212	DETAIL ADJ	1.000
\$NLA(RCN)	\$225	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,008		33.17	33,435
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,008	1984	198.74	200,333
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	168		36.21	6,083
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	72	1984	187.49	13,499
FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BASE AREA	12	1984	198.78	2,385
INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	120	1984	72.68	8,721
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		8,301.00	8,301
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	272,758	
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	\$212,800	