Key: 6923

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,087

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FALL FREDERICK C PO BOX 507 MONUMENT BEACH, MA 02553-0507	31.3-185-0	105 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALL FREDERICK C	04/29/1988	QS	132,500	6234-169

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	%
151060	11/17/2015	15	INSULATE/WEA	1,676			100	100
06088	02/07/2006	10	WOODSTOVE		01/30/2007	TL	100	100
06050	01/25/2006	10	WOODSTOVE		01/30/2007	TL	100	100
05288	05/06/2005	4	DETACH.STRUC		01/30/2007	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,055	9 1.00	100 1.00	100 1.00	235,700	1.23	A 1.00	R04 1.00			200,790

TOTAL	30,056 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

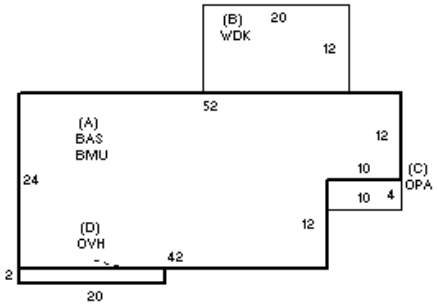
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	200,800	177,700
BUILDING	218,500	195,900
DETACHED	52,300	49,800
OTHER	0	0
TOTAL	**471,600**	**423,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	
GUL	E 1.90	10 0.90	26X26 + 12X1		892	64.22	51,600
OPS	A 1.00	10 0.90	4 X 12		48	16.80	700

PHOTO 01/01/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/30/2007	TL
LIST	1/30/2007	TL
REVIEW		

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,168	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	0.990

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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,128		36.64	41,332
A	BAS	L	BASE AREA	1,128	1981	192.90	217,588
B	WDK	N	WOOD DECK	240		26.03	6,246
C	OPA	N	OPEN PORCH	40		81.87	3,275
D	OVH	L	OVERHANG	40	1981	181.98	7,279
	MST	O	MAS/METAL STACK	2		4,010.35	8,021

TOTAL RCN 283,740

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1996 / 26

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $218,500