Key: 6924

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,088

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHIAPPINI ALAN P &	31.3-186-0	107 CLAY POND RD
ANNMARIE CHIAPPINI		
107 CLAY POND RD		
BUZZARDS BAY, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHIAPPINI ALAN P &	08/10/1998	QS	114,000	11625-344
CHIAPPINI ALAN P &	08/10/1998	R	118,000	11625-344

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	%
11732	11/16/2011	10	WOODSTOVE	4,260			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,325	9 1.00	100 1.00	100 1.00	235,700	1.51	A 1.00	R04 1.00			190,220

TOTAL	23,305 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

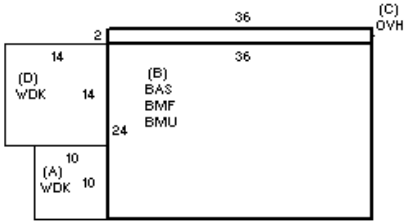
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	190,200	168,400
BUILDING	226,800	200,700
DETACHED	0	0
OTHER	0	0
TOTAL	**417,000**	**369,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/01/1999



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/13/2001	TL
LIST	3/13/2001	EST
REVIEW	2/9/2011	TL

YEAR BLT	1983	SIZE ADJ	1.020
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	3	FOUN. WALL	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT HW	1.10
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	296		28.79	8,523
B	BMU	N	BSMT UNFINISHED	864		40.54	35,028
B	BMF	N	BSMT FINISH	864		38.59	33,341
B	BAS	L	BASE AREA	864	1983	220.47	190,490
C	OVH	L	OVERHANG	72	1983	201.34	14,497
	F11	O	FPL 1S 1OP	1		8,914.40	8,914

TOTAL RCN	290,794

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			$226,800