

Key: 6925

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.089

LEGAL

LAND

DETACHED

BUILDING

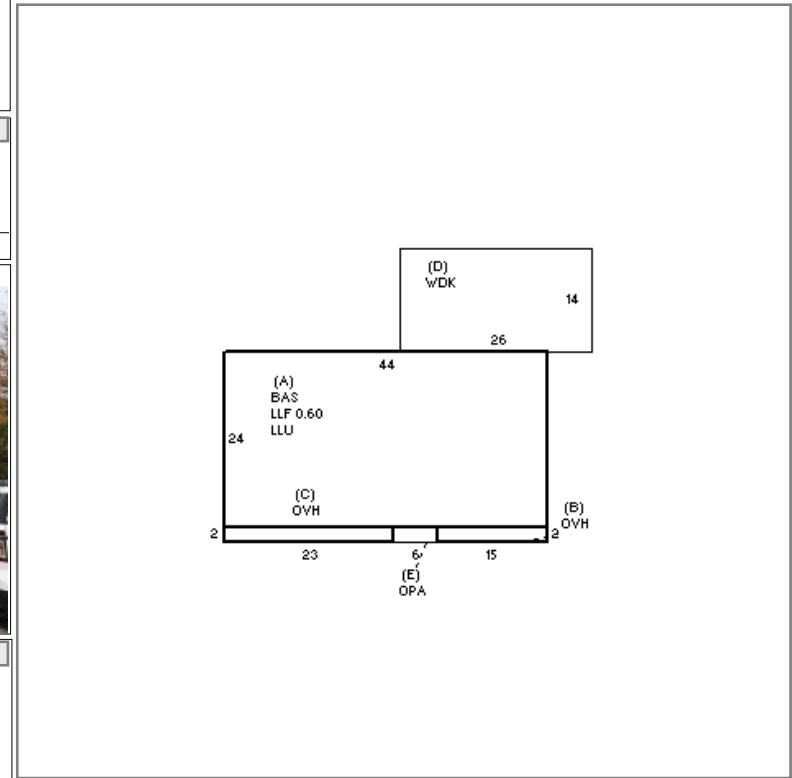
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|---|--|--|--|------------------|----|------------|--------------|--|
| GUNDBERG NICHOLAS & JESSICA AMMERMAN 109 CLAY POND RD BOURNE, MA 02532 | | | | 31.3-187-0 | | | | 109 CLAY POND RD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | GUNDBERG NICHOLAS & COLEMAN MICHAEL & KERRIN | | | | 06/02/2022 | QS | 520,000 | 35163-122 | |
| | | | | BARNEY WALTER F JR & | | | | 04/12/2019 | QS | 326,000 | 31947-241 | |
| | | | | | | | | 04/15/2004 | QS | 291,000 | 18456-172 | |

| 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 | % |
| 19817 | 09/09/2019 | 4 | DETACH.STRUC | 5,200 | 04/01/2022 | TL | 100 | 100 |
| 19560 | 06/28/2019 | 15 | INSULATE/WEA | 3,300 | 10/16/2019 | TL | 100 | 100 |
| 990196 | 04/23/1999 | 3 | ALT/RENO | 1,500 | 11/05/1999 | MS | 100 | 100 |

| | | | | | | | | | | | | |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 22,846 9 | 1.00 | 100 | 1.00 | 235,700 | 1.53 | A | 1.00 | R04 | 1.00 | 189,470 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 22,825 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MO BCH | NOTE | LAND | 189,500 | 167,700 | | | |
| Infl1 | AVG | | BUILDING | 262,900 | 232,700 | | | |
| N_Index | AVG | | DETACHED | 3,400 | 3,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 455,800 | 403,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| SHF | G | 1.20 10 0.90 | 10 X 20 | 2020 | 200 | 19.14 | 3,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/16/2019 | TL |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/16/2019 | TL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 4/1/2022 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1985 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 337,006 | | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,766 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | LLU | N | LOWER LEVEL UNF | 1,056 | | 33.98 | 35,880 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$191 | OVERALL | 1.050 | EXT COVER | 4 | VINYL | 1.00 | A | LLF | L | LOWER LEVEL FIN | 634 | 1985 | 65.44 | 41,488 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,056 | 1985 | 203.58 | 214,980 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | OVH | L | OVERHANG | 76 | 1985 | 192.06 | 14,597 | KITCHEN | A | | |
| | | | | FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | D | WDK | N | WOOD DECK | 364 | | 22.65 | 8,245 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | OPA | N | OPEN PORCH | 12 | | 100.83 | 1,210 | HEAT | A | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F11 | O | FPL 1S IOP | 1 | | 8,503.10 | 8,503 | ELECT | A | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 3 | | 2,258.50 | 6,776 | | | | | |
| | | | | USE | 0 | | 1.00 | KIT | O | EXTRA KITCHEN | 1 | | 5,326.90 | 5,327 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 |
| | | | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$262,900 |