

Key: 6945

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.109

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OHARA DAVID A & MYRNA S TRS OHARA FAMILY INVESTMENT TRUST PO BOX 683 MONUMENT BEACH, MA 02553				31.4-11-0				159 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OHARA DAVID A & MYRNA S T				03/18/2020	F		100 32766-11				
OHARA DAVID A &				01/01/1401	XX		02310-0256				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18080	02/05/2018	14	SOLAR	17,743			100	100
15882	10/05/2015	15	INSULATE/WEA	1,571			100	100
15351	05/14/2015	15	INSULATE/WEA	1,000	06/11/2015		100	100
14069	02/10/2014	14	SOLAR	12,240	06/11/2015		100	100
03827	11/13/2003	1	NEW CONSTRUC	100,000	08/05/2004	TL	100	100

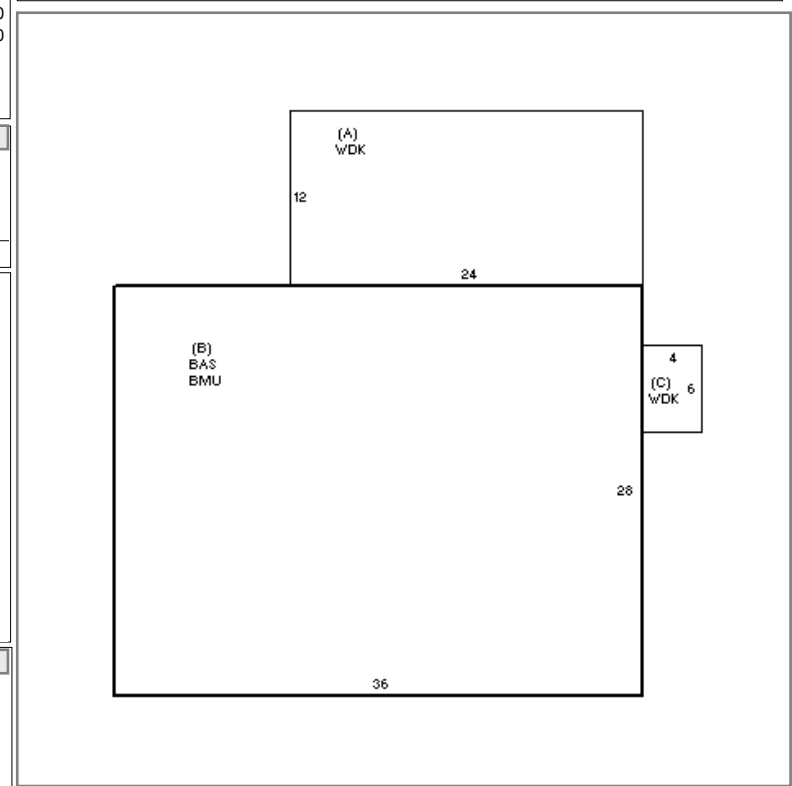
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	9	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00 R04	1.00	216,390
200	A	0.918	9	1.00	100	1.00	100	1.00	94,200	1.00	A	1.00 R04	1.00	86,480
300	A	0.714	9	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00 R04	1.00	11,640

TOTAL	2.550 Acres	ZONING	1	FRNT	402	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	314,500	278,400	278,400
Infl1	AVG				BUILDING	297,800	263,500	263,500
N_Index	AVG				DETACHED	0	0	0
					OTHER	242,300	217,000	217,000
				TOTAL	854,600	758,900	758,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2004	JS
MODEL	1		RESIDENTIAL	LIST	4/9/1990	ISP
STYLE	4	1.05	CAPE [100%]	REVIEW	3/30/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,647
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	312		23.95	7,471		
\$NLA(RCN)	\$208	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,008		40.88	41,208		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,008	1978	215.21	216,935		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		USF	L	UPPER STORY FIN	756	1978	121.90	92,157		
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,875.80	9,876		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	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

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

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$297,800

Key: 6945

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.110

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OHARA DAVID A & MYRNA S TRS				31.4-11-0				159 CLAY POND RD			
OHARA FAMILY INVESTMENT TRUST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 683											
MONUMENT BEACH, MA 02553											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

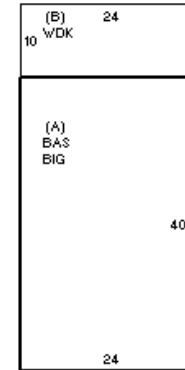
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	242,300	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/15/2004
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2004	JS
MODEL	1		RESIDENTIAL	LIST	6/9/2004	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/30/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	285,010
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	960		74.21	71,244		
\$NLA(RCN)	\$297	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	960	2003	210.26	201,850		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		27.46	6,591		
				ROOF COVER	1	ASPH/COMP SHIN	1.00			O	EXTRA KITCHEN	1		5,325.80	5,326		
				FLOOR COVER	1	HARDWOOD	1.02										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

TOTAL RCN	285,010
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$242,300