

Key: 6962

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.112

LEGAL

LAND

DETACHED

BUILDING

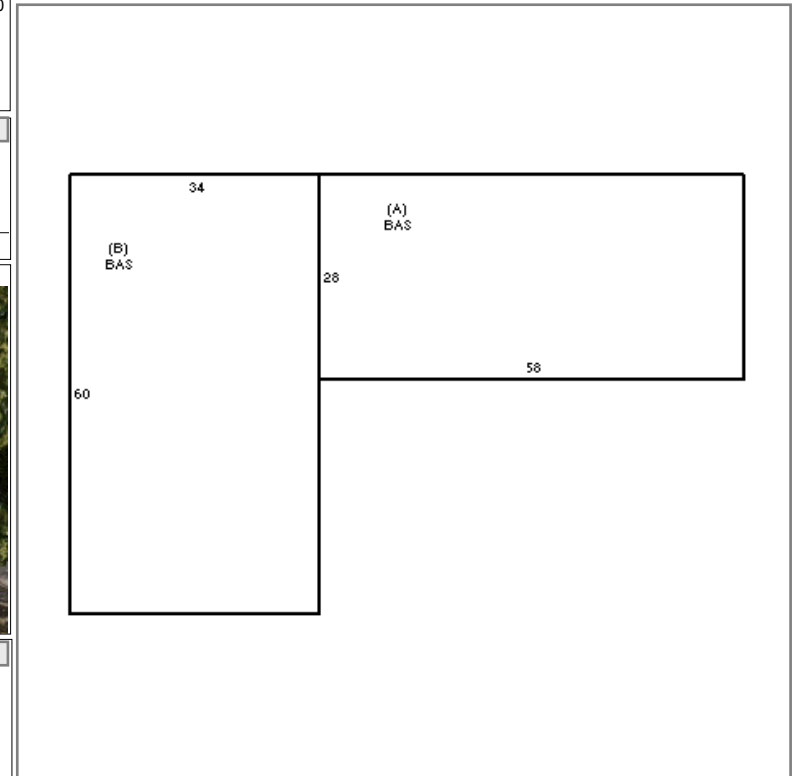
CURRENT OWNER		PARCEL ID		LOCATION	
FENTON ALEXANDER PO BOX 25 MONUMENT BEACH, MA 02553-0025		31.4-14-0		167 CLAY POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FENTON ALEXANDER		03/07/2014	F		28022-36+37
FENTON HARVEY LEE &		12/29/1988	XX		6574-037

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR FAC			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C-5	1.00	100	1.00	100	1.00	65	1.20		372,050
303	A	0.541	C-5	1.00	100	1.00	100	1.00	65	1.20		14,800

TOTAL	43,560 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	386,900	372,000		
Infl1	AVG		BUILDING	117,100	110,900		
N_Index	AVG		DETACHED	5,000	4,700		
			OTHER	0	0		
			TOTAL	509,000	487,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,200	1.20	3,100
W06	A	1.00	50 0.50		500	7.40	1,900



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2021	RP
MODEL	5		CIM-5	LIST	7/9/2021	EST
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	10/23/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1943	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,664	DETAIL ADJ	0.981	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,664	1943	61.44	225,098
\$NLA(RCN)	\$61	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1		1.00	ROOF COVER	2	WOOD SHINGLE	1.01								
% HEATED	41		.97	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPINKLERS	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				NAF	0		1.00								

TOTAL RCN	225,098
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	A
EFF.YR/AGE	1965 / 57
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$117,100