

Key: 6978

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.122

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
TAYLOR KATHI & ROBERT DUNLAP 162 CLAY POND RD BOURNE, MA 02532				31.4-23-0				162 CLAY POND RD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
TAYLOR KATHI & ROBERT DUNLAP				07/31/2020	F	1	33130-223																
RENEAU LORRAINE R				09/18/2009	QS	215,000	24041-268																
				04/08/2004	F	10	18424-260																
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	13,030	9	1.00	100	1.00	100	1.00	235,700	2.47	A	1.00	R04	1.00									174,070

TOTAL	13,024 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Nbhd	MO BCH	NOTE						LAND	174,100	154,100
Infl1	AVG		BUILDING	191,000	169,000					
N_Index	AVG		DETACHED	800	800					
			OTHER	0	0					
TOTAL							365,900	323,900		

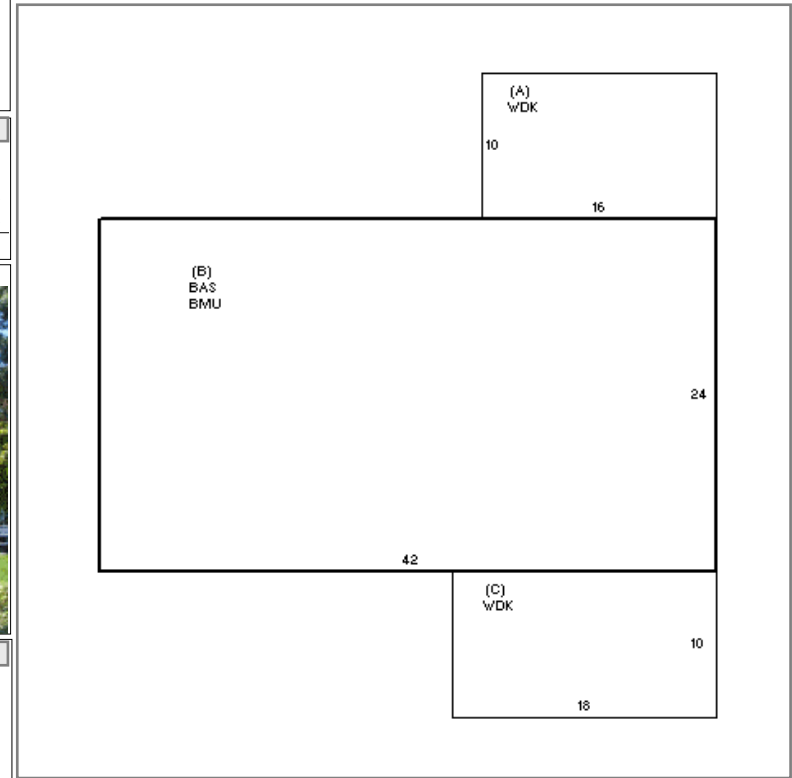
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12		96	16.90	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/26/2008	RJM
STYLE	1	0.95	RANCH [100%]	REVIEW	9/2/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
10062	03/01/2010	15	INSULATE/WEA	1,636	04/14/2010		100	100



YEAR BLT	1980	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	0.970
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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	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
+	WDK	N	WOOD DECK	340		21.03	7,150
B	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189
B	BAS	L	BASE AREA	1,008	1980	189.00	190,512
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN	241,745
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 1998 / 24	
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$191,000