Key: 7454

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,610

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WICKLUND KENNETH S & BRENDA J 118 CLAY POND ROAD RFD 1 BUZZARDS BAY, MA 02532	35.1-55-0	118 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WICKLUND KENNETH S & BREN	11/29/2019	F	10	32506-94
WICKLUND KENNETH S &	02/10/1989	A	30,000	10154-254

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	%
900096	03/22/1990	9	DECK	900	11/18/1991	HS	100	100

LAND

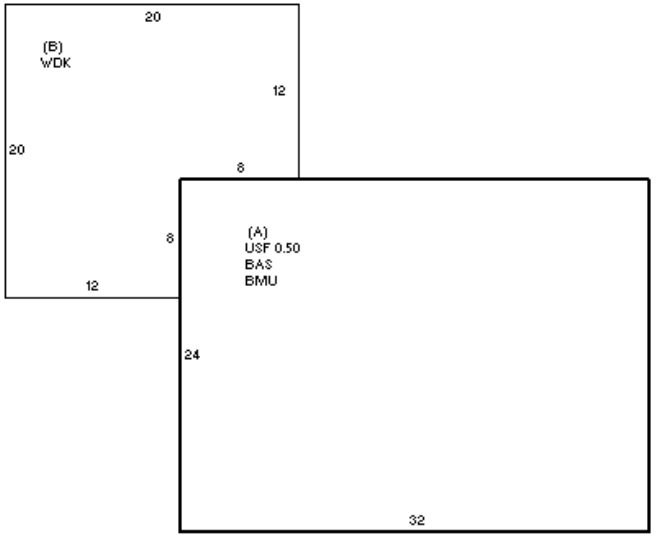
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,730	9 1.00	100 1.00	100 1.00	235,700	2.36	A 1.00	R04 1.00			175,170

TOTAL	13,721 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,200	155,000
BUILDING	228,700	202,400
DETACHED	700	600
OTHER	0	0
TOTAL	**404,600**	**358,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10		80	16.90	700

PHOTO 08/20/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/20/2008	JH
LIST	8/20/2008	JH
REVIEW	9/2/2008	ER

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BAS	L	BASE AREA	768	1977	228.21	175,266
A	USF	L	UPPER STORY FIN	384	1977	121.74	46,747
B	WDK	N	WOOD DECK	336		23.63	7,940

TOTAL RCN	269,064

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

EFF.YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$228,700