Key: 7455

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,611

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRADY RICHELLE L 120 CLAY POND RD BOURNE, MA 02532	35.1-56-0	120 CLAY POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRADY RICHELLE L	01/27/2017	F	1	30264-308
TRAVERS JOSEPH M &	02/28/2005	N	240,000	19570-301
ADAMS CLEMENT W &	02/05/2001	J	1	()

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	%
10661	11/05/2010	10	WOODSTOVE		12/10/2010		100	100

LAND

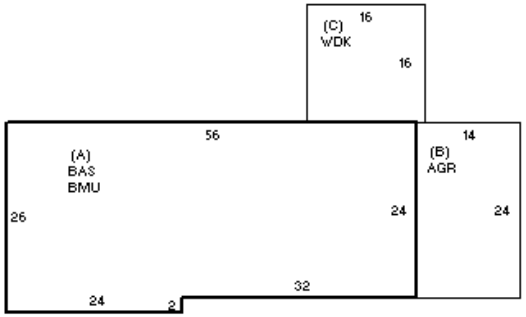
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,840	9 1.00	100 1.00	100 1.00	235,700	2.34	A 1.00	R04 1.00			175,340

TOTAL	13,852 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,300	155,200
BUILDING	266,100	235,500
DETACHED	0	0
OTHER	0	0
TOTAL	**441,400**	**390,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2005	TL
LIST	12/19/2005	TL
REVIEW	12/19/2005	TL

YEAR BLT	1968	SIZE ADJ	1.015
NET AREA	1,392	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1,392		32.10	44,686
A	BAS	L	BASE AREA	1,392	1968	188.89	262,940
B	AGR	N	ATT GARAGE	336		70.14	23,566
C	WDK	N	WOOD DECK	256		26.02	6,662
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	350,190

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$266,100