

Key: 7456

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.612

LEGAL

LAND

DETACHED

BUILDING

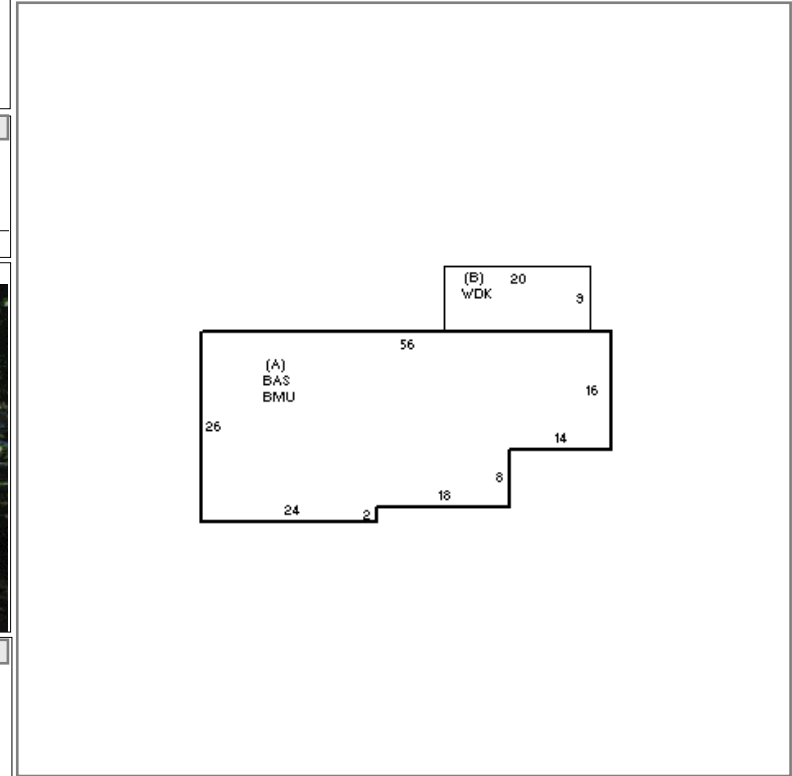
CURRENT OWNER				PARCEL ID				LOCATION			
PIZZUTO JOHN C C/O LAVERY FRANCES G & 122 CLAY POND RD BOURNE, MA 02532				35.1-57-0				122 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVERY FRANCES G & PIZZUTO JOHN C				06/07/2023	QS	485,000	35827-239				
				01/29/2021	QS	370,000	33742-321				
NARG LLC				09/03/2020	O	145,000	33228-89				

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	%
EXB-20-241 TAXABLE	09/03/2020	3 13	ALT/RENO OTHER	25,000	04/12/2021 08/13/2020		100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	13,400	9	1.00	100	1.00	100	1.00	235,700	2.41	A	1.00	R04	1.00									174,650

TOTAL	13,416 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N 5/19 - tax taking for fy20 / changed to 101. back into tax rolls for Fy2021					LAND	174,700	154,600
Infl1	AVG						BUILDING	284,000	251,300
N_Index	AVG						DETACHED	0	0
							OTHER	0	0
							TOTAL	458,700	405,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/24/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/24/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1969	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,280	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,280		32.10	41,090
\$NLA(RCN)	\$241	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,280	1969	188.89	241,784
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	180		35.15	6,327
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	1		7,162.60	7,163
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 1OP	1		8,056.90	8,057
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,139.85	4,280
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	308,700	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE 2011 / 11		
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$284,000	