

Key: 7567

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.723

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CURRENT OWNER				PARCEL ID				LOCATION			
ANDREOZZI JOHN M 138 CLAY POND RD BOURNE, MA 02532				35.2-11-0				138 CLAY POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDREOZZI JOHN M				12/07/2016	QS	245,000	30142-78				
SULLIVAN WILLIAM C JR				03/26/2008	QS	207,000	22781-315				
HESSION RITA M				03/26/2008	F		22781-312/3				

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	%
17940	11/16/2017	15	INSULATE/WEA	3,428			100	100

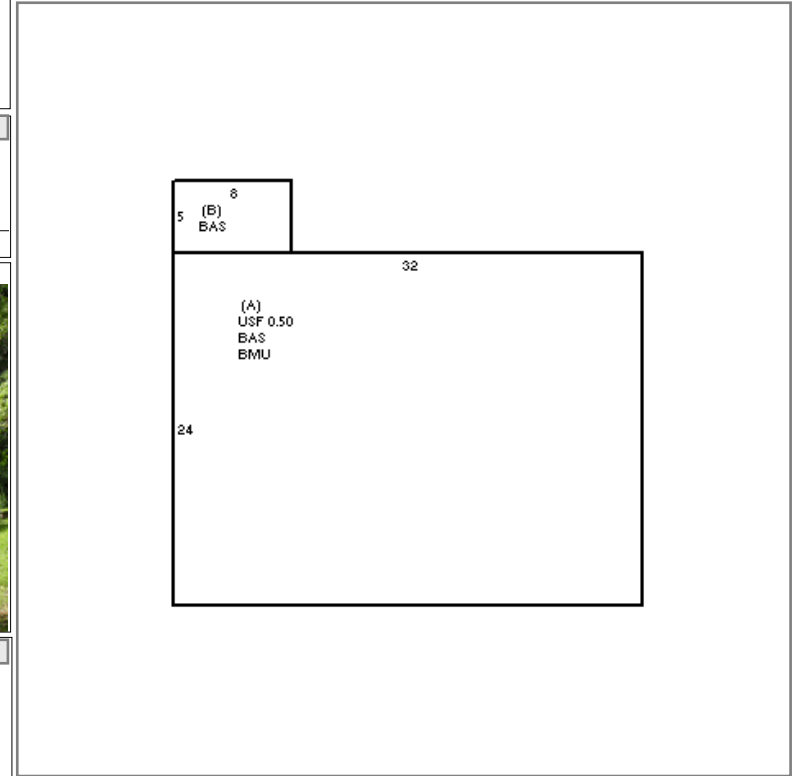
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,600	9	1.00	100	1.00	100	1.00	235,700	2.38	A	1.00	R04	1.00			174,960

TOTAL	13,591 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	175,000	154,900			
Infl1	AVG		BUILDING	243,200	215,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	418,200	370,100			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8			0.00	



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BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/11/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,192	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1977	219.39	168,495
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	384	2018	121.74	46,747
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	40	1977	219.39	8,776
FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,356.17	7,069
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	270,197
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$243,200