Key: 9631

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,857

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLEMMEY WILLIAM D & JEANNE M HIGGINS 55 FOWLER ST MANSFIELD, MA 02048	43.4-97-0	31 QUAIL HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLEMMEY WILLIAM D &	09/12/2019	QS	405,000	32291-114
SHEEHAN KATHLEEN M	04/25/2005	QS	366,000	19754-266
QUIGLEY KENNETH K JR	05/04/1998	QS	120,000	11404-306

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	%
M-20-45	11/10/2020	3	ALT/RENO	3,000			100	100
EXB-20-396	10/26/2020	15	INSULATE/WEA	6,411			100	100

LAND

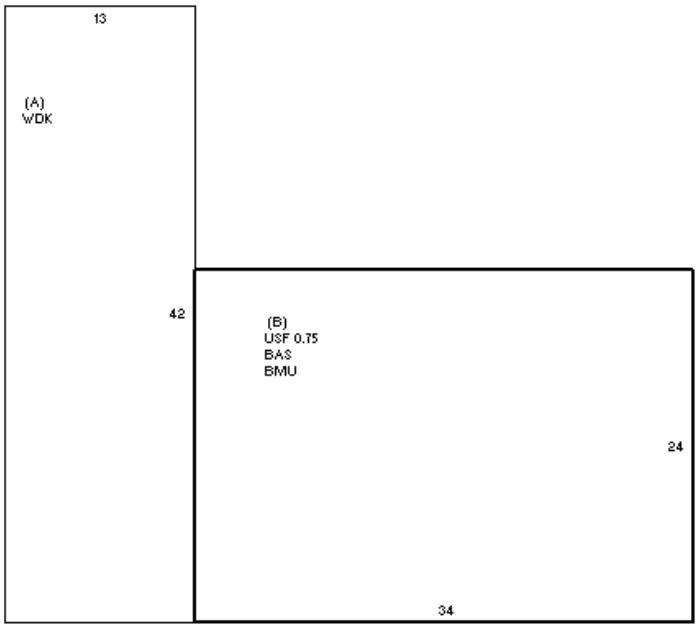
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,589	11 1.00	100 1.00	100 1.00	424,260	2.55	A 1.00	R09 1.80			312,090

TOTAL	12,589 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	312,100	253,200
BUILDING	296,100	262,000
DETACHED	0	0
OTHER	0	0
TOTAL	**608,200**	**515,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/02/2011

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	5/11/2019	BC
LIST	5/11/2019	EST
REVIEW	12/29/2020	TL

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	546		24.72	13,495
B	BMU	N	BSMT UNFINISHED	816		42.19	34,430
B	BAS	L	BASE AREA	816	1976	229.46	187,237
B	USF	L	UPPER STORY FIN	612	1976	125.82	76,999
	F22	O	FPL 2S 2OP	1		10,669.60	10,670
	FIX	O	XTRA FIXTURES	4		2,464.05	9,856

TOTAL RCN 332,687

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

EFF.YR/AGE 2008 / 14

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $296,100