

Key: 14458

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.663

LEGAL

LAND

DETACHED

BUILDING

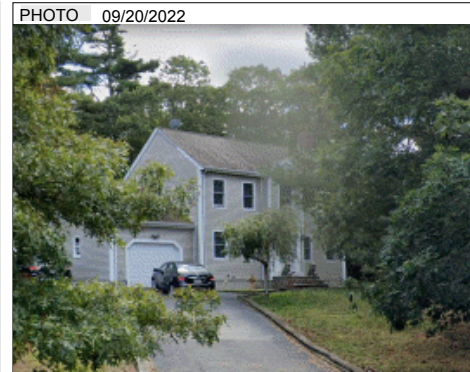
CURRENT OWNER				PARCEL ID				LOCATION			
LEON GEORGE 20 NIGHTINGALE POND RD BOURNE, MA 02532				20.0-86-0				20 NIGHTINGALE POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEON GEORGE				05/04/2016	F	100 29627-248					
LEON FRANCISCO &				12/21/2001	QS	230,000 14617-297					
PASUIK JON W				07/23/2001	B	45,000 14065-199					

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	%
01425	07/16/2001	1	NEW CONSTRUC	65,000	10/22/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	100	1.00	259,270	1.00	A	1.00	R07	1.10	238,030
300	A	0.017 4	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10	300

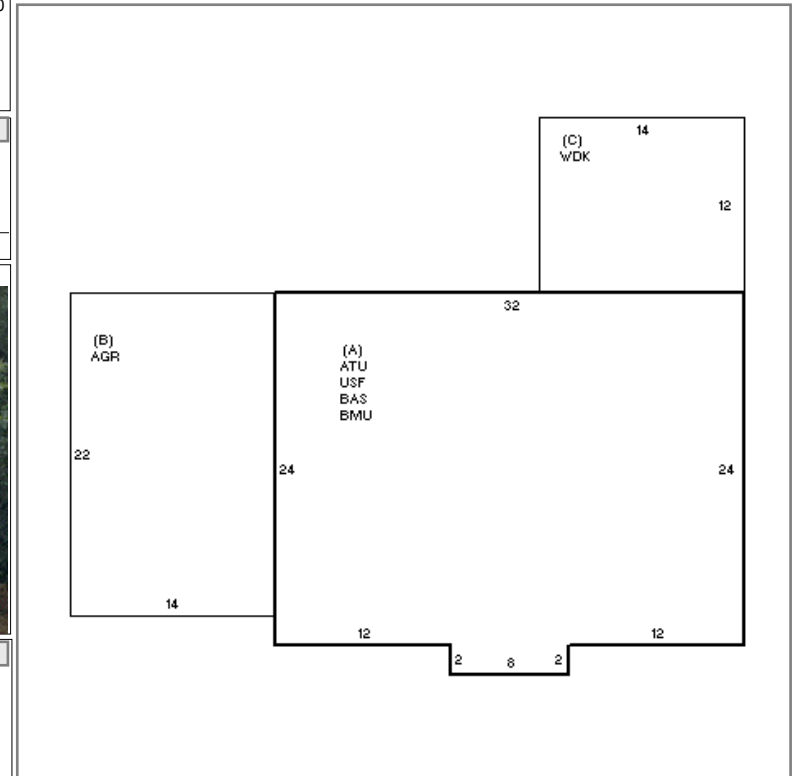
TOTAL	40,729 SF	ZONING		FRNT	193	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	238,300	230,100			
Infl1	AVG		BUILDING	318,400	285,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	556,700	515,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/16/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/16/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,079
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	784		48.82	38,271	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	784	2001	218.75	171,502	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	784	2001	115.31	90,404	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	784		44.29	34,726	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	B	AGR	N	ATT GARAGE	308		74.02	22,798	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	168		37.09	6,232	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	F31	O	FPL 3S 1OP	1		10,629.40	10,629	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	2		2,258.35	4,517			
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	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

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$318,400