Key: 1639

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.638

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NICHOLSON ROBERT J ETUX DEBORAH A NICHOLSON 15 LEWIS PARK DR N E WALPOLE, MA 02032	7.4-90-0	28 SACHEM DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NICHOLSON ROBERT J ETUX	09/13/2016	F	1	29927-115
NICHOLSON JOHN J &	05/31/1996	QS	115,000	10230-57
FLAHERTY JOHN F	04/05/1995	QS	112,528	N/A-N/A

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	%

LAND

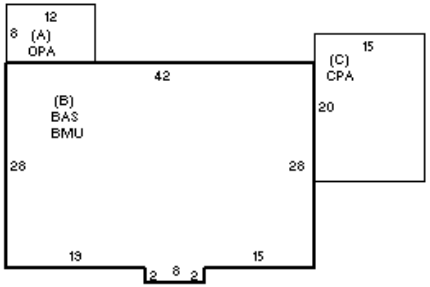
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,805	1 1.00	100 1.00	100 1.00	259,270	1.80	A 1.00	R04 1.10			201,450

TOTAL	18,818 SF	ZONING	1	FRNT	80

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,500	178,300
BUILDING	229,400	203,000
DETACHED	500	500
OTHER	0	0
TOTAL	431,400	381,800



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8		64	16.90	500

PHOTO 07/11/2008

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	1/6/2022	NMP
LIST	6/24/2008	JH
REVIEW	7/21/2008	ER

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,192	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		73.67	7,073
B	BMU	N	BSMT UNFINISHED	1,192		37.38	44,559
B	BAS	L	BASE AREA	1,192	1969	196.79	234,578
C	CPA	N	CAR PORT	300		10.17	3,051
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	2		2,183.05	4,366

TOTAL RCN	301,846

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		$229,400