

Key: 1696

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.700

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NOVELTY NUGGETS LLC 6 LITTLE BAY LN BUZZARDS BAY, MA 02532				10.0-21-0				46 BOURNE DALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOVELTY NUGGETS LLC				11/30/2012	A	182,000	26901-299				
SOUCIE JUDITH				01/10/2012	F		25990-145				
ANDERSON LEOLA R				02/05/1993	F	1	8436-125				

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	%
13101	02/22/2013	2	ADDITIONS		10/22/2015	SW	100	100
13022	01/15/2013	3	ALT/RENO	186,470	10/22/2015	SW	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	50,965	3	1.00	100	1.00	100	1.00	188,560	0.85	A	1.00	R03	0.80				186,880

TOTAL	1.170 Acres		ZONING	2	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE				LAND	186,900	165,400
Infl1	AVG			BUILDING	381,200	335,200			
N_Index	AVG			DETACHED	6,400	6,000			
				OTHER	0	0			
						TOTAL	574,500	506,600	

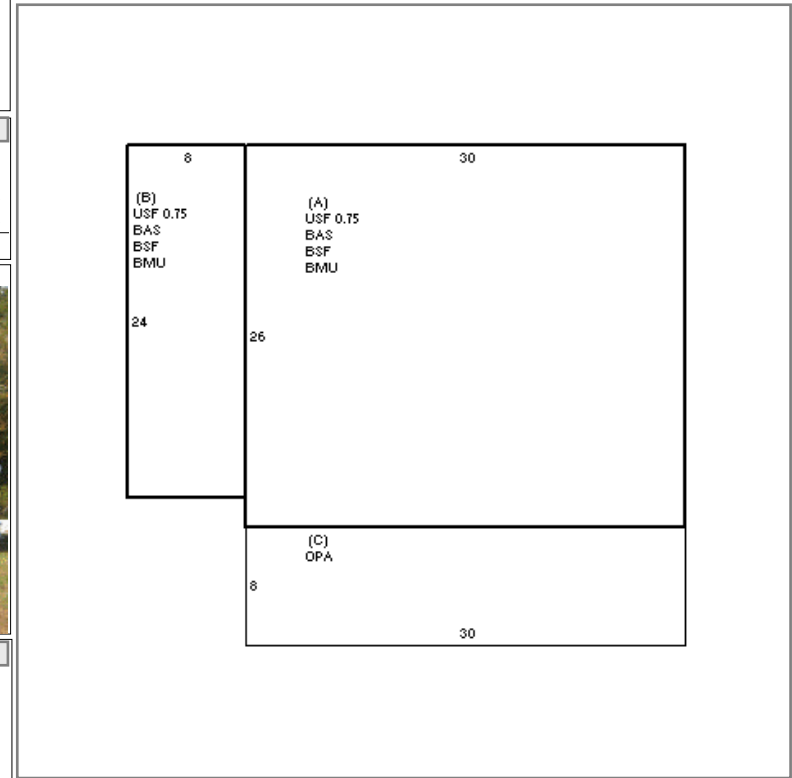
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		100	16.90	1,500
LBN	A	1.00	10 0.90		400	13.50	4,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2023	RP
MODEL	1		RESIDENTIAL	LIST	8/16/2023	RP
STYLE	4	1.05	CAPE [100%]	REVIEW	8/16/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,306
NET AREA	1,701	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	972		43.31	42,099		
\$NLA(RCN)	\$244	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BSF	N	BSMT SEMI-FIN	972		17.30	16,815		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	780	1948	235.54	183,720		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	585	1948	129.15	75,552		
				FLOOR COVER	1	HARDWOOD	1.02	B	BAS	L	BASE AREA	192	2013	235.54	45,223		
				INT. FINISH	2	DRYWALL	1.00	B	USF	L	UPPER STORY FIN	144	2013	129.15	18,598		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	C	OPA	N	OPEN PORCH	240		69.90	16,777		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,463.00	10,463			
				USE	0		1.00	FIX	O	XTRA FIXTURES	2		2,529.35	5,059			



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

EFF.YR/AGE	2011 / 11	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$381,200	