

Key: 1714

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.727

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BRUNO NICHOLAS III 3 GLACIER WAY BOURNE, MA 02532				10.0-44-0				3 GLACIER WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRUNO NICHOLAS III				03/17/2000	QS	247,500	12888-123				
FANTONI MARK A & PETER P				09/11/1998	G	217,000	11693-57				

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	%
19716	08/05/2019	4	DETACH.STRUC				100	100
18962	11/01/2018	3	ALT/RENO	17,805			100	100
17280	04/20/2017	2	ADDITIONS	105,500	03/21/2018	TL	100	100
13170	03/25/2013	3	ALT/RENO	32,075	02/11/2015		100	100
06288	05/15/2006	6	FENCE	1,200	12/03/2008		100	100

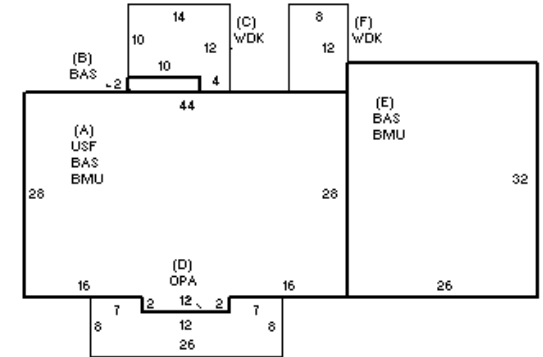
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,034 3		100	1.00	188,560	0.98	A	1.00	R03	0.80	174,410

TOTAL	41,034 SF	ZONING	2	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	174,400	154,400			
Infl1	AVG		BUILDING	742,400	663,700			
N_Index	AVG		DETACHED	36,700	34,800			
			OTHER	0	0			
TOTAL			953,500	852,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.30	10 0.90 18 X 37	2002	666	33.92	20,300
SHF	A	1.00	10 0.90 10 X 12		120	16.42	1,800
PLH	G	1.20	10 0.90 10 X 16	2002	160	42.61	6,100
OPS	E	1.90	10 0.90 10 X 18		180	31.92	5,200
SHF	G	1.20	10 0.90 12 X 16		192	19.14	3,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2016	TL
MODEL	1		RESIDENTIAL	LIST	9/25/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/25/2019	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1999	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	757,569												
NET AREA	3,364	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,088		34.28	71,577														
\$NLA(RCN)	\$225	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,256	1999	124.03	155,787														
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,276	1999	205.03	261,624														
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	244		30.90	7,539														
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	184		77.97	14,347														
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	832	2017	205.03	170,589														
				HEATING/COOLING	11	HT WATER CL AIR	1.05	BMG	O	BSMT GARAGE	2			8,503.75	17,008														
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1			10,509.20	10,509														
				USE	0		1.00	FIX	O	XTRA FIXTURES	11			2,540.66	27,947														
								JAC	O	JACUZZI	1			14,650.10	14,650														
								KIT	O	EXTRA KITCHEN	1			5,992.50	5,993														
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