

Key: 1751

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.763

LEGAL

LAND

DETACHED

BUILDING

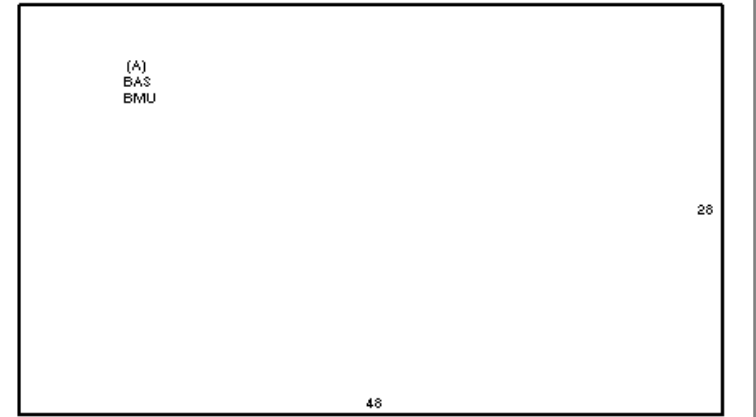
CURRENT OWNER		PARCEL ID	LOCATION			
NICKERSON KEVIN M PO BOX 944 BOURNE, MA 02532-2044		10.0-135-0	3 ANDERSON LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
NICKERSON KEVIN M		07/21/1995	P	45,000	9762-223	
ANDERSON LESTER R &		09/10/1991	A	102,500	N/A-N/A	

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	%
01076	02/20/2001	1	NEW CONSTRUC	112,605	01/02/2002	TL	100	100
950565	11/01/1995	1	NEW CONSTRUC	89,000	02/24/1999	JS	100	100
950030	01/23/1995	1	NEW CONSTRUC	100,000	02/24/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	42,907	3	1.00	100	1.00	100	1.00	212,130	0.95	A	1.00	R05	0.90			198,860

TOTAL	42,907 SF	ZONING	2	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	198,900	195,600			
Infl1	AVG		BUILDING	282,800	253,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	481,700	448,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2014	TL
MODEL	1		RESIDENTIAL	LIST	9/21/2014	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	2	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	4	VINYL	1.00
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	BMU	N	BSMT UNFINISHED	1,344		32.10	43,144
A	BAS	L	BASE AREA	1,344	2001	188.89	253,873
	BMF	N	BSMT FINISH	576		44.03	25,359
	BMG	O	BSMT GARAGE	2		7,162.55	14,325

TOTAL RCN	336,702
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$282,800