

Key: 1891

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.906

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
FULTON NINA J & ROBERT F TOLKEN JR 1 EASTING ROAD BOURNE, MA 02532-2222		11.0-119-0	1 EASTING RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FULTON NINA J &			XX		04786-0263

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 %
07145	03/30/2007	3	ALT/RENO	2,000	08/23/2007	DB	100 100

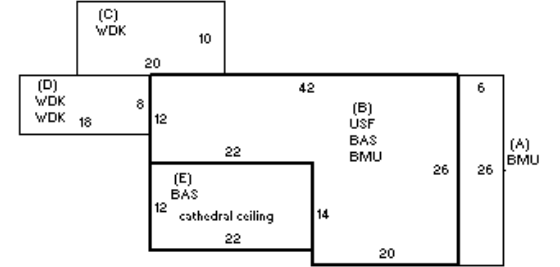
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	30,391	2	1.00	100	1.00	100	1.00	212,130	1.22	A	1.00	R04	0.90	181,180
300	A	0.385	2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90	5,650

TOTAL	30,405 SF	ZONING	1	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E MAP 11 PARCELS 114 & 138 = OPEN SPACE Also 56' on Long Boat Rd	LAND	186,800	165,300			
Infl1	AVG		BUILDING	294,800	260,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	481,600	426,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2015	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,832	DETAIL ADJ	1.000
\$NLA(RCN)	\$206	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	940		38.30	36,005
EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	784	1985	114.21	89,543
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	488		22.44	10,949
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,048	1985	201.64	211,320
FLOOR COVER	13	HARDWOOD-W/W	1.00		BMG	O	BSMT GARAGE	2		7,487.25	14,975
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,422.10	8,422
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,237.00	6,711
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	377,925
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$294,800