Key: 2019

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,031

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANGUS DONALD H & NANCY C ANGUS TR NANCY C ANGUS TRUST 11/1997 PO BOX 270 BUZZARDS BAY, MA 02532	11.4-69-0	4 MARCONI ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANGUS DONALD H & NANCY C ANGUS NANCY C	12/17/2013	F XX		27890-244 01642-0311

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0130	75	RESID - COMMERCIAL		1	1 of 1

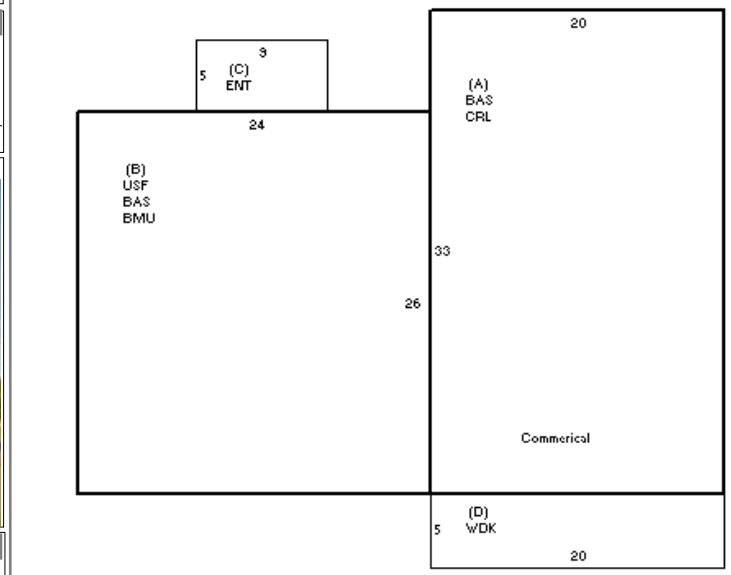
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-951	12/29/2021	3	ALT/RENO	39,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	2 1.00	100 1.00	100 1.00	212,130	5.97	A 1.00	R04 0.90			145,320

TOTAL	5,009 SF	ZONING		FRNT	45
Nbhd	S SAG	NOTE	Also 136' frontage on Cranberry Hwy and 10 frontage on Rte 6		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	145,300	128,600
BUILDING	283,200	263,200
DETACHED	16,000	15,200
OTHER	0	0
TOTAL	**444,500**	**407,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	V 1.30	20 0.80	6 X 6		36	141.31	4,100
DGF	A 1.00	30 0.70	22 X 20		440	38.49	11,900

PHOTO 04/06/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/6/2021	RP
LIST	4/6/2021	EST
REVIEW	4/6/2021	RP

YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,908	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	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	7	STUCCO	1.20
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	3	CIM	0.75

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	660		25.69	16,953
+	BAS	L	BASE AREA	1,284	1930	187.96	241,345
B	BMU	N	BSMT UNFINISHED	624		46.03	28,720
B	USF	L	UPPER STORY FIN	624	1930	108.72	67,843
C	ENT	N	ENCLOSED ENTRY	45		84.52	3,804
D	WDK	N	WOOD DECK	100		44.00	4,400

TOTAL RCN 363,065

CONDITION ELEM	CD
EXTERIOR	G
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 $283,200