

Key: 2238

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.251

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NEALON MARY K P O BOX 128 SAGAMORE, MA 02561-0128				12.3-29-0				12 WESTDALE PK			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEALON MARY K				11/03/2003	QS	310,000	17884-85				
CUSHING MATTHEW S &				11/01/2001	QS	200,000	14396-254				
SPAGNOLO NICHOLAS J TR				09/29/1998	F	11896-304					

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	%
B-20-161	06/19/2020	9	DECK	4,000	02/22/2023	SL	100	100
19641	07/17/2019	9	DECK	750	02/22/2023	SL	100	100
18509	06/14/2018	3	ALT/RENO	8,000			100	100
950561	11/01/1995	3	ALT/RENO	16,800	07/30/1996	JS	100	100

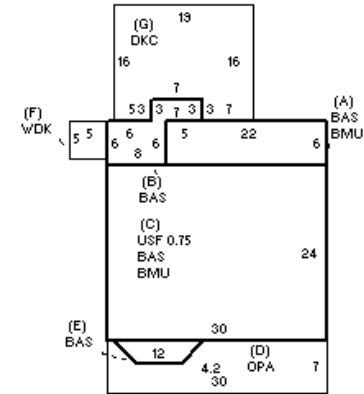
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,709	2	1.00	100	1.00	100	1.00	212,130	3.55	A	1.00	R06	0.90			150,560

TOTAL	8,712 SF	ZONING	1	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	150,600	133,300
Infl1	AVG		BUILDING	311,700	258,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	462,300	392,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/22/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

UNIT

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,238	
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	852		39.97	34,057			
\$NLA(RCN)	\$238	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	948	1920	217.38	206,078			
CAPACITY				ROOF SHAPE				2	C	USF	L	UPPER STORY FIN	540	1920	120.62	65,134		
STORIES	1.75	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	210		64.51	13,548			
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02	F	WDK	N	WOOD DECK	25		77.44	1,936			
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	G	DKC	N	DECK-COMPOSITE	283		68.83	19,478			
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	6		2,334.53	14,007			
FIXTURES	11	1.00		FUEL SOURCE	1	OIL	1.00											
GARAGE CAPACITY	0	1.00		USE	0		1.00											
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
EFF.YR/AGE																2007 / 15		
COND																12 12 %		
FUNC																0		
ECON																0		
DEPR																12 % GD 88		
RCNLD																\$311,700		