Key: 2790

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,819

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GREALISH PETER M JR & DARLENE 18 NYE LANE BOURNE, MA 02532	14.4-43-0	18 NYE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GREALISH PETER M JR & DAR	07/12/2018	QS	440,000	(216739)
CIARFELLA FRANK	10/23/2002	QS	436,500	(167020)
BARAN JOSEPH S	10/23/2002	X		(123634)

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	%
		12	CYCLICAL		02/16/2018	DB	100	100
05723	10/18/2005	10	WOODSTOVE		05/02/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,000	4 1.00	DCK 1.00	100 1.00	388,905	1.27	A 1.00	BEX 1.65			328,560

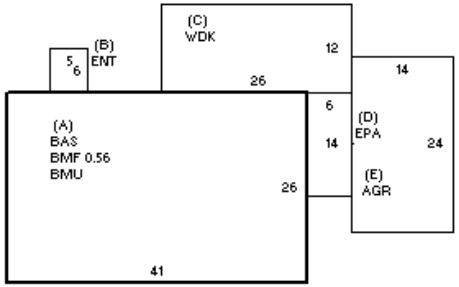
TOTAL	29,011 SF	ZONING	1	FRNT	147
Nbhd	BBAY	NOTE	Chapter 91 License #96-8 Expires 2096		
Infl1	DOCK				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	328,600	290,800
BUILDING	225,600	199,600
DETACHED	31,800	30,200
OTHER	0	0
TOTAL	**586,000**	**520,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X10,8X9		152	15.95	1,800
PPD	V 1.30	10 0.90	4X25		100	235.56	21,200
FLD	V 1.30	10 0.90	4X31		124	78.52	8,800

PHOTO 07/25/2008



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/15/2019	RP
LIST	8/15/2019	EST
REVIEW	8/15/2019	RP

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.015
NET AREA	1,066	DETAIL ADJ	1.000
$NLA(RCN)	$311	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	56	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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	1,066		37.38	39,850
A	BMF	N	BSMT FINISH	597		44.92	26,815
A	BAS	L	BASE AREA	1,066	1962	196.79	209,783
B	ENT	N	ENCLOSED ENTRY	30		86.66	2,600
C	WDK	N	WOOD DECK	312		21.90	6,832
D	EPA	N	ENCLOSED PORCH	84		83.49	7,013
E	AGR	N	ATT GARAGE	336		71.55	24,042
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550

TOTAL RCN 331,703

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE 1987 / 35

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $225,600