

Key: 2988

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.025

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FONSECA ALBERT R & CYNTHIA A FONSECA 2 CUTTERS SOUND DR BOURNE, MA 02532-5676				15.0-198-0				2 CUTTERS SOUND DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FONSECA ALBERT R & NIGHTINGALE LIMITED DIV C				12/02/1999	QS	176,635	12700-347					
NEWTOWN HOLDINGS CORP				12/02/1999	B	40,000	12700-345					
				12/30/1994	XX		9506-34					

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	%
03433	07/01/2003	6	FENCE	3,000	03/14/2005	TL	100	100
02128	03/14/2002	3	ALT/RENO	6,000	03/14/2005	TL	100	100
01547	08/28/2001	9	DECK	500	02/10/2003	TL	100	100
200356	06/06/2000	4	DETACH.STRUC	700	09/01/2000	TL	100	100
990380	06/24/1999	1	NEW CONSTRUC	110,000	09/01/2000	TL	100	100

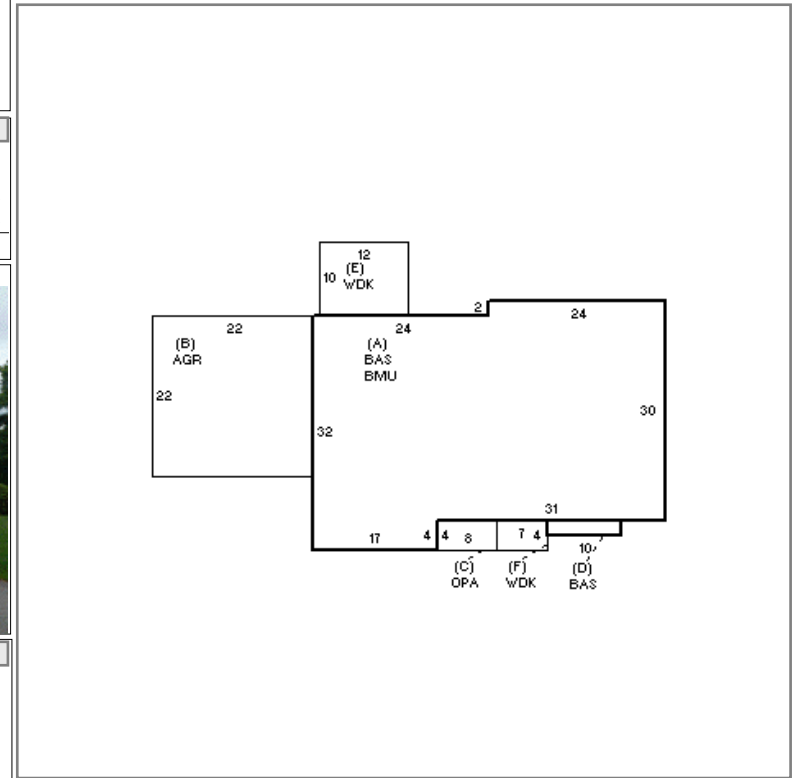
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,170	4	1.00	100	1.00	100	1.00	259,270	1.70	A	1.00	R07	1.10			203,800

TOTAL	20,170 SF	ZONING	1	FRNT	132	ASSESSED		CURRENT	203,800	PREVIOUS	196,800	
Nbhd	BBAY	N O T E 48' frontage on High Ridge Dr 212' frontage on Nightingale Pond Estates			LAND	335,000	300,000					
Infl1	AVG		DETACHED	0	0							
N_Index	AVG		OTHER	0	0							
				TOTAL	538,800	496,800						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/18/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1999	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,500
NET AREA	1,480	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,460		32.34	47,223	CONDITION ELEM	CD
\$NLA(RCN)	\$276	OVERALL	0.950	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	484		62.58	30,287	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	32		82.48	2,640	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,480	1999	185.74	274,896	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	148		5,921	40,011	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	BGF	N	BSMT GOOD FINIS	720		57.04	41,066	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	XTRA FIXTURES	3		2,156.20	6,469	ELECT	A	
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$335,000