

Key: 307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 304

LEGALS

CURRENT OWNER								PARCEL ID				LOCATION			
VIEIRA NATHAN C PO BOX 2633 OAK BLUFFS, MA 02557								3.0-182-0				58 CHARTWELL DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
VIEIRA NATHAN C								08/17/2018	QS	359,000	31471-77				
MCAULIFFE CASSIDY M ET UX								05/09/2017	QS	324,900	30474-283				
MOURA PROPERTY AQUISION								12/09/2016	L	190,000	30149-309				

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	%
EXB-20-246	09/08/2020	3	ALT/RENO	7,500				
		12	CYCLICAL		02/01/2018	TL	100	100
		13	OTHER		03/09/2017		100	100
0000 920509	09/30/1992	1	NEW CONSTRUC	27,000	01/19/1993	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	20,285 3		1.00	100 1.00	212,130	1.69	A	1.00	R05	0.90	166,910

TOTAL	20,299 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	166,900	164,100
Infl1	AVG		LAND	300,900	266,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	467,800	430,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/11/2018



BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/1/2018	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/12/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
\$NLA(RCN)	\$191	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		39.04	33,730
A	BAS	L	BASE AREA	864	1992	212.30	183,431
A	USF	L	UPPER STORY FIN	864	1992	115.25	99,577
+	WDK	N	WOOD DECK	308		22.87	7,044
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	330,622
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$300,900
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