Key: 3174

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,214

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REED VICTOR G JR ETUX MAUREEN REED 19 MIACOMET AVE NANTUCKET, MA 02554	17.2-6-0	88 ADAMS ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REED VICTOR G JR ETUX	05/28/2010	QS	215,900	24584-53
TATE LAWRENCE N &	05/31/1989	QS	100,000	6756-115

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

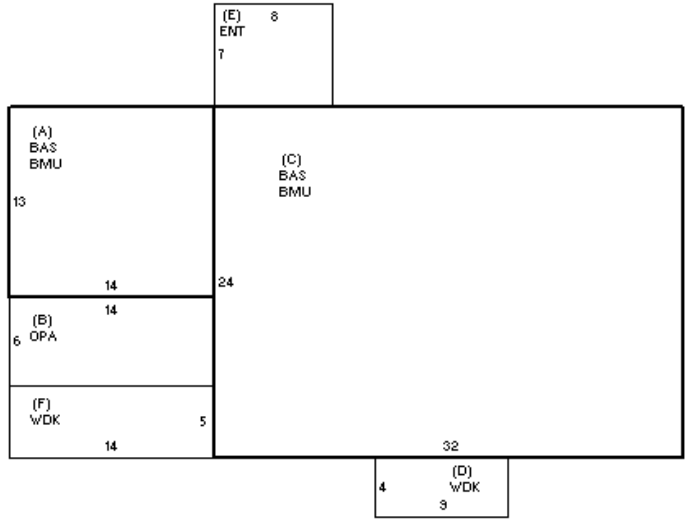
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-182	03/30/2023	14	SOLAR	16,840			100	100
940302	07/07/1994	3	ALT/RENO	5,000	03/31/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,045	2 1.00	100 1.00	100 1.00	212,130	3.12	A 1.00	R04 0.90			152,450

TOTAL	10,062 SF	ZONING	1	FRNT	86
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	152,500	134,900
BUILDING	211,100	186,800
DETACHED	1,200	1,700
OTHER	0	0
TOTAL	364,800	323,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12 X 12		144	16.42	1,200
SHF	A 1.00	50 0.50	4X8			0.00	

PHOTO 09/01/2022

BLDG COMMENTS

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	9/1/2022	SL
LIST	9/15/2022	SL
REVIEW	9/23/2022	TL

YEAR BLT	1965	SIZE ADJ	1.020
NET AREA	950	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	80	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	5	VINYL	1.00
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	950		36.82	34,982
+	BAS	L	BASE AREA	950	1965	200.25	190,235
B	OPA	N	OPEN PORCH	84		72.57	6,096
+	WDK	N	WOOD DECK	106		39.91	4,230
E	ENT	N	ENCLOSED ENTRY	56		75.56	4,231
	BMF	N	BSMT FINISH	658		44.24	29,113
	BSF	N	BSMT SEMI-FIN	100		24.76	2,476
	FIX	O	XTRA FIXTURES	3		2,150.53	6,452

TOTAL RCN	277,814

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$211,100