

Key: 3450

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.492

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NOLAN DAVID 2 ARLINGTON DRIVE BUZZARDS BAY, MA 02532				19.2-143-0				2 ARLINGTON DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOLAN DAVID				03/11/2019	U	125,000	31880-278				
LASSMAN CLARA				03/11/2019	F	100	31880-276				
ORNORATI JOSEPH				10/31/2013	F	1	27796-215				

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	%
H689	08/04/2020	1	NEW CONSTRUC		02/05/2021	TL	100	100
17650	08/16/2017	1	NEW CONSTRUC	165,000	05/13/2020	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	25 0.75	100 1.00	185,614	1.00	A	1.00	R05	1.05	170,410
300	A	0.042 4	1.00	100 1.00	100 1.00	17,115	1.00	A	1.00	R05	1.05	720

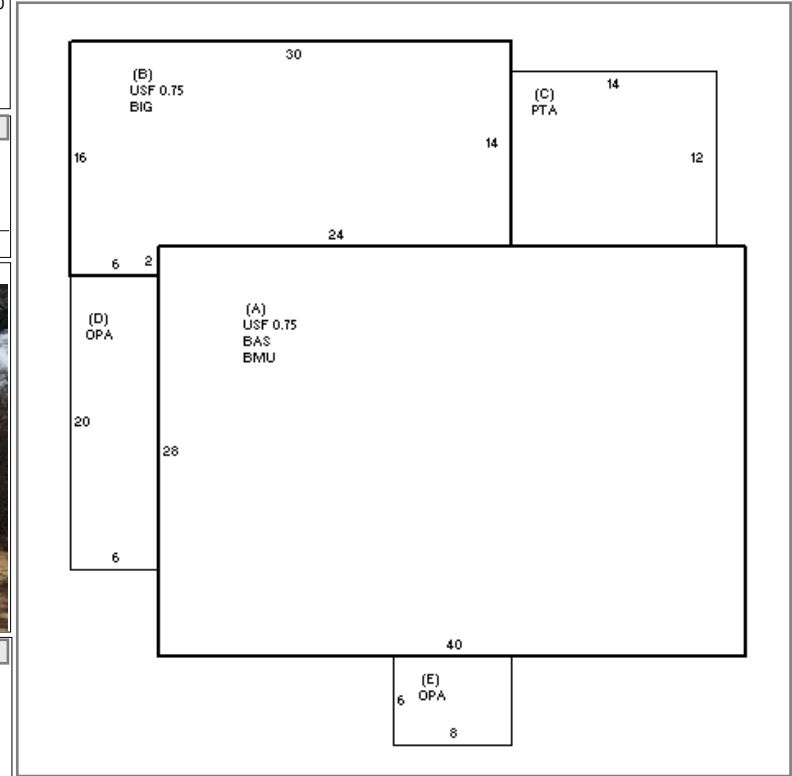
TOTAL	41,857 SF	ZONING	1	FRNT	204	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N recorded easement on this parcel to benefit 2-R Arlington driveway. book 35568 page 181. infl = Easement is about 5548 sqft O T E	LAND	171,100	201,700			
Infl1	25% BAD		BUILDING	528,700	432,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	699,800	634,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	TL
MODEL	1		RESIDENTIAL	LIST	2/5/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/19/2023	
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,284	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,120		44.34	49,665
\$NLA(RCN)	\$231	OVERALL	1.100	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,120	2020	233.44	261,453
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,164	2020	126.43	147,165
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BIG	N	BUILT-IN GARAGE	432		95.34	41,189
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	168		17.16	2,883
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	168		79.48	13,352
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	5		2,589.70	12,949
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



BLDG COMMENTS	
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TOTAL RCN	528.656
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0 uc
ECON	0
DEPR	0 % GD 100
RCNLD	\$528,700