

Key: 3461

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.503

LEGAL

LAND

DETACHED

BUILDING

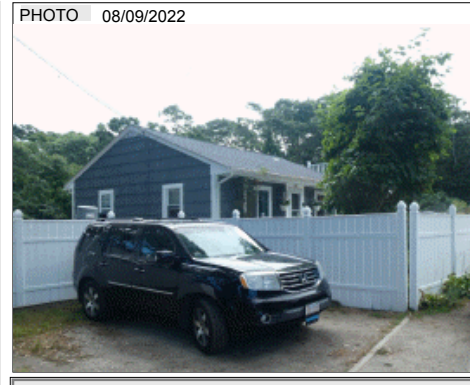
CURRENT OWNER		PARCEL ID		LOCATION	
NICHOLSON STEPHEN M 30 WALLACE POINT RD BUZZARDS BAY, MA 02532-2903		19.3-12-0		30 WALLACE POINT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NICHOLSON STEPHEN M		07/02/2001	X	(141282)	
NICHOLSON JOSEPH W &		07/05/1996	QS	82,000	(141282)
GUTRY JERZY S &		06/28/1988	QS	112,000	N/A-N/A

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 %
05272	04/29/2005	4	DETACH.STRUC	2,500	11/22/2005	TL	100 100
980562	09/29/1998	6	FENCE	320	01/19/1999	JS	100 100
920234	05/20/1992	5	DEMOLITIONS	10,000	03/04/1993	JS	100 100

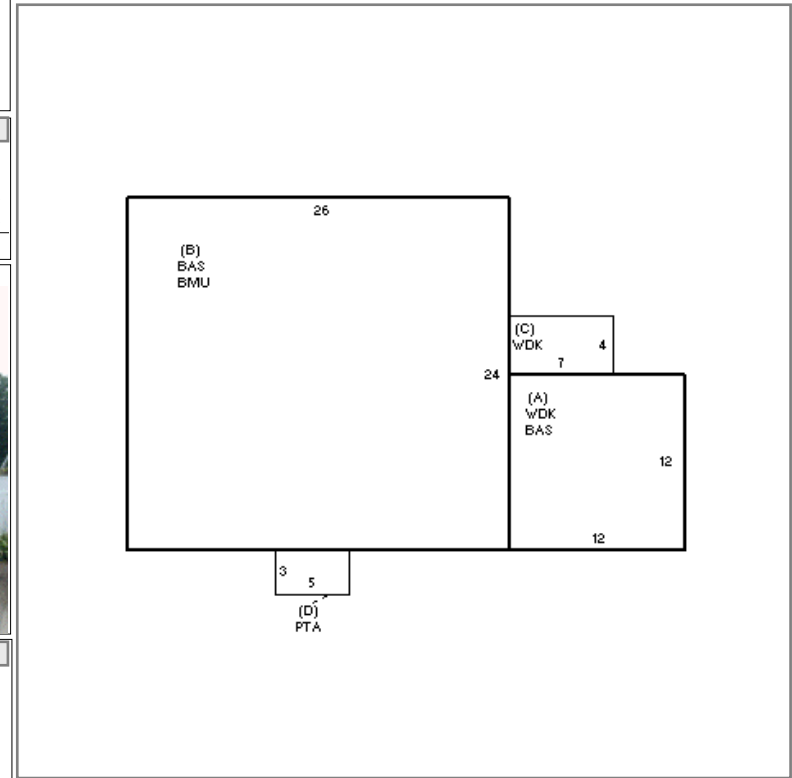
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,120	4	1.00	100	1.00	100	1.00	353,550	2.05	A	1.00	BVG	1.50			268,380

TOTAL	16,117 SF	ZONING	1	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	268,400	237,500			
Infl1	AVG		BUILDING	152,100	134,600			
N_Index	AVG		DETACHED	6,800	6,500			
			OTHER	0	0			
			TOTAL	427,300	378,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	
DKC	A	1.00	A 0.75 18X24		432	21.10	6.800



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/1/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/9/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1959	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	185,489	
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	768	1959	195.67	150,275	CONDITION ELEM	CD	
\$NLA(RCN)	\$242	OVERALL	0.930	EXT COVER	5	ASBESTOS	0.96	B	BMU	N	BSMT UNFINISHED	624		43.66	27,247	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	172		33.18	5,707	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	15		16.00	240	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	FIX	O	O	XTRA FIXTURES	1		2,020.50	2,021	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2001 / 21
STORIES	1	1.00	COND	18 18 %
ROOMS	4	1.00	FUNC	0
BEDROOMS	2	1.00	ECON	0
BATHROOMS	1	1.00	DEPR	18 % GD 82
FIXTURES	6	1.00	RCNLD	\$152,100
GARAGE CAPACITY	0	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		