Key: 3469

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,511

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NIXON JR ROBERT P & KAREN 3 WINDMILL ROAD BOURNE, MA 02532	19.3-22-0	3 WINDMILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NIXON JR ROBERT P & KAREN	03/15/2019	QS	350,000	(218849)
DEVAUX JAMES L ETUX	01/29/2008	U	300,000	(185120)
CORREIA ANNE M	06/20/2005	F	1	(177057)

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	%
		3	ALT/RENO		07/17/2020	TL	100	100

LAND

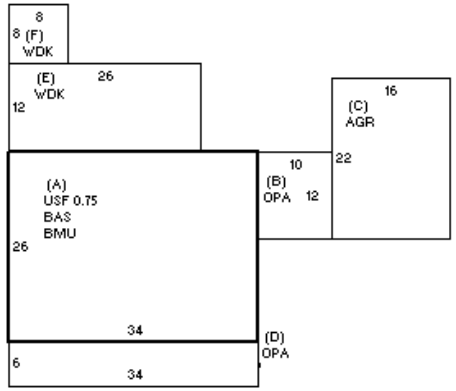
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,159	4 1.00	100 1.00	100 1.00	235,700	2.05	A 1.00	R03 1.00			178,980

TOTAL	16,161 SF	ZONING	1	FRNT	110

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	179,000	158,400
BUILDING	369,300	326,800
DETACHED	0	0
OTHER	0	0
TOTAL	**548,300**	**485,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/3/2018	KT
LIST	5/3/2018	EST
REVIEW	8/28/2020	RP

YEAR BLT	1941	SIZE ADJ	1.010
NET AREA	1,547	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		42.15	37,262
A	BAS	L	BASE AREA	884	1941	229.23	202,638
A	USF	L	UPPER STORY FIN	663	1941	125.69	83,332
+	OPA	N	OPEN PORCH	324		68.03	22,042
C	AGR	N	ATT GARAGE	352		80.68	28,399
+	WDK	N	WOOD DECK	376		24.69	9,283
	F21	O	FPL 2S 1OP	1		10,182.70	10,183
	FIX	O	XTRA FIXTURES	5		2,461.70	12,309
	JAC	O	JACUZZI	1		14,195.00	14,195

TOTAL RCN 419,643

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

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $369,300