Key: 3530

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,572

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEANE SCOTT & DOUGLAS SCHAEJBE 4 NICK VEDDER ROAD BOURNE, MA 02532	19.3-96-0	4 NICK VEDDER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEANE SCOTT &	11/01/2017	QS	280,000	30872-318
ARSENEAU KATHRYN M	11/30/1999	QS	125,000	12694-132
FLYNN SHERRY M	06/10/1991	D	70,000	7564-85

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-22-104	02/25/2022	3	ALT/RENO	6,531			100	100
EXB-21-96	02/14/2021	3	ALT/RENO	28,726			100	100
20114	02/07/2020	15	INSULATE/WEA	4,150			100	100
		12	CYCLICAL		02/01/2018	BC	100	100
06423	07/07/2006	3	ALT/RENO	18,000	09/27/2006	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	6,000	4 1.00	100 1.00	100 1.00	235,700	5.02	A 1.00	R03 1.00			163,040

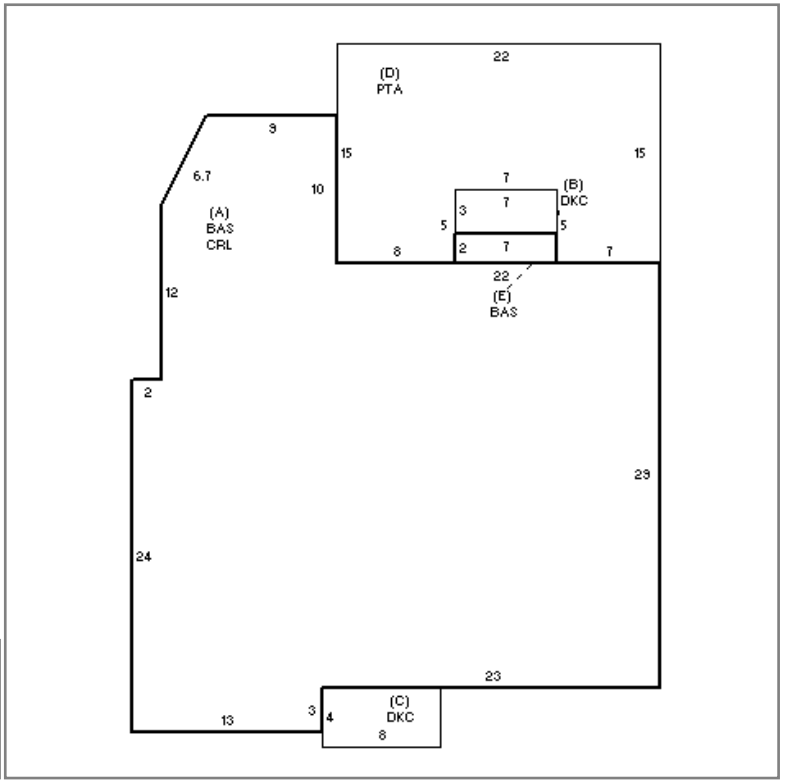
TOTAL	6,011 SF	ZONING	1	FRNT	90
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	163,000	144,300
BUILDING	224,500	198,600
DETACHED	9,900	9,400
OTHER	0	0
TOTAL	**397,400**	**352,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80			264	46.93	9,900

PHOTO 02/01/2018



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	2/1/2018	BC
LIST	2/1/2018	BC
REVIEW	8/28/2018	BC

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,192	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	3	WOOD PANEL	0.98
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
A	CRL	N	BSMT CRAWL	1,178		20.45	24,088
+	DKC	N	DECK-COMPOSITE	53		63.10	3,344
D	PTA	N	PATIO	295		13.66	4,031
+	BAS	L	BASE AREA	1,192	1950	192.90	229,933
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	273,732

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$224,500