

Key: 3533

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.576

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
J & C PROPERTIES LTD 66 COUNTY RD RFD #1 BOURNE, MA 02532-3700				19.3-99-0				13 NICK VEDDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
J & C PROPERTIES LTD				01/31/1997	QS	150,000	10592-24				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09287	06/29/2009	3	ALT/RENO	7,200	04/24/2018	BC	100	100

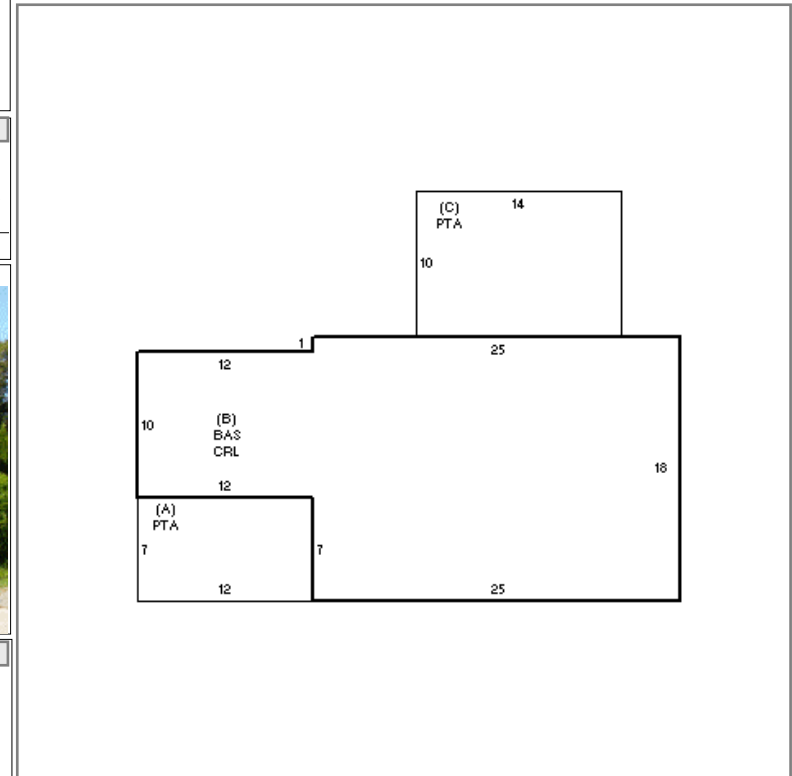
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,600 4		100	1.00	235,700	1.60	A	1.00	R03	1.00	187,520

TOTAL	21,606 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	187,500	166,000
Infl1	AVG					BUILDING	81,000	71,700
N_Index	AVG					DETACHED	0	0
						OTHER	359,400	318,000
						TOTAL	627,900	555,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 F	0.60 6 X 8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	7/23/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1935	SIZE ADJ	1.020
NET AREA	570	DETAIL ADJ	1.000
\$NLA(RCN)	\$182	OVERALL	0.720
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	224		9.99	2,237
B	CRL	N	BSMT CRAWL	570		18.87	10,754
B	BAS	L	BASE AREA	570	1935	159.47	90,896

TOTAL RCN	103.887
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$81,000



Key: 3533

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.578

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
J & C PROPERTIES LTD 66 COUNTY RD RFD #1 BOURNE, MA 02532-3700		19.3-99-0		13 NICK VEDDER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				3	3 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

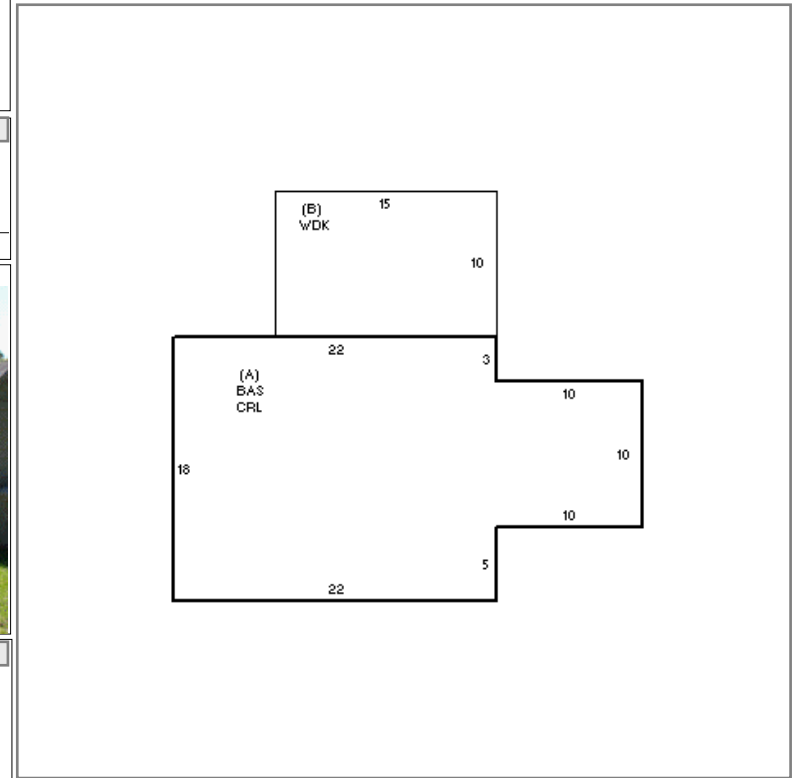
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	---------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	71,000	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	7/23/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	90,986
NET AREA	496	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	496		18.50	9,174	CONDITION ELEM	CD
\$NLA(RCN)	\$183	OVERALL	0.720	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	496	1935	156.34	77,545	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	150		28.45	4,267	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A
				INT. FINISH	1	PLASTER	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														
STORIES		1	1.00														
ROOMS		4	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	1.00														
GARAGE CAPACITY		0	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$71,000

Key: 3533

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.579

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
J & C PROPERTIES LTD 66 COUNTY RD RFD #1 BOURNE, MA 02532-3700		19.3-99-0		13 NICK VEDDER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				4	4 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	---------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	156,500	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

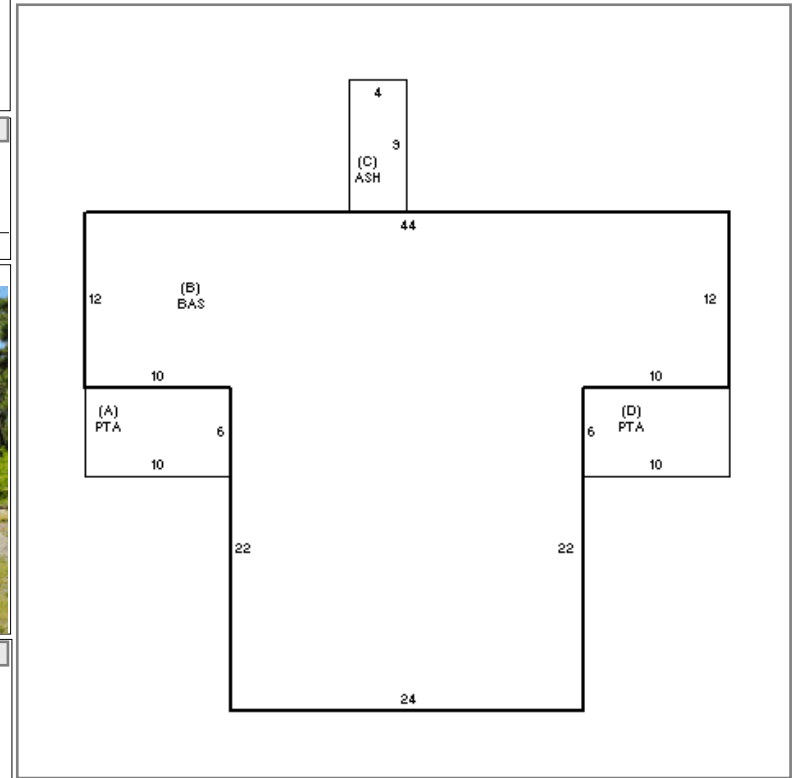
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/23/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	0	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	205.871	
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	PTA	N	PATIO	120		14.07	1,689	CONDITION ELEM	CD	
\$NLA(RCN)	\$195	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	1,056	0	189.00	199,584	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	36		24.48	881	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CPC	O	CAPE CELLAR	1		3,717.70	3,718	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	A	
				INT. FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	1995 / 27
																	COND	24 24 %
																	FUNC	0
																	ECON	0
																	DEPR	24 % GD 76
																	RCNLD	\$156,500

Key: 3533

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.580

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
J & C PROPERTIES LTD				19.3-99-0				13 NICK VEDDER RD			
66 COUNTY RD RFD #1				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
BOURNE, MA 02532-3700											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				5	5 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

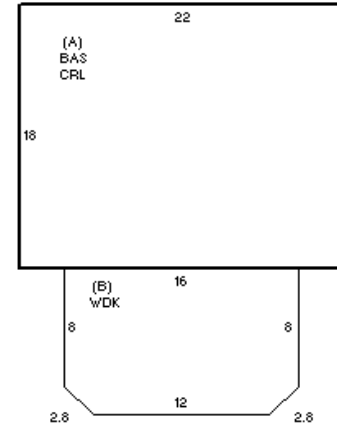
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	57,500	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/21/2008
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/24/2018	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	7/23/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	75.606
NET AREA	396	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	396		24.67	9,768		
\$NLA(RCN)	\$191	OVERALL	0.720	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	396	1935	156.34	61,911		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	156		25.18	3,928		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		3	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	1.00														
GARAGE CAPACITY		0	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
																TOTAL RCN	75.606
																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	\$57,500