Key: 3631

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,682

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NELSON ALISON R TRS NELSON FAMILY TRUST 2 CROWS NEST DR BUZZARDS BAY, MA 02532	19.4-10-0	2 CROWS NEST DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NELSON ALISON R TRS	11/30/2022	F	10	(231673)
NELSON JONATHAN &	01/15/2016	F	100	(208547)
NELSON JONATHAN	06/28/2007	QS	304,000	(183508)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

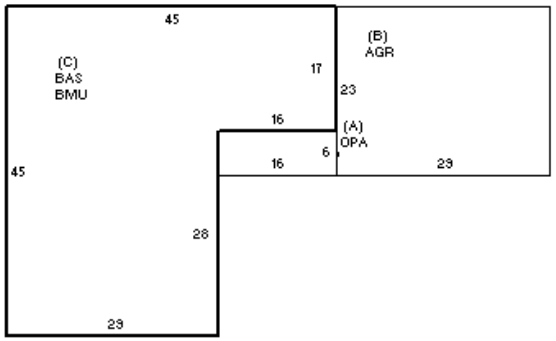
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		08/10/2022	SL	100	100
940229	05/19/1994	4	DETACH.STRUC	800	12/29/1994	JS	100	100
934590	09/15/1993	3	ALT/RENO	4,300	12/29/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,300	4 1.00	100 1.00	100 1.00	235,700	2.60	A 1.00	R03 1.00			172,930

TOTAL	12,284 SF	ZONING	1	FRNT	94
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	172,900	153,100
BUILDING	331,700	317,100
DETACHED	0	0
OTHER	0	0
TOTAL	**504,600**	**470,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/11/2022

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	8/11/2022	SL
LIST	12/21/2022	SL
REVIEW	12/21/2022	SL

YEAR BLT	1968	SIZE ADJ	1.010
NET AREA	1,577	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	22	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	5	ASBESTOS	0.96
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		72.58	6,968
B	AGR	N	ATT GARAGE	667		58.72	39,164
C	BMU	N	BSMT UNFINISHED	1,577		32.27	50,884
C	BAS	L	BASE AREA	1,577	1968	185.29	292,200
	BSF	N	BSMT SEMI-FIN	350		24.77	8,668
	F11	O	FPL 1S 1OP	1		8,098.20	8,098
	FIX	O	XTRA FIXTURES	4		2,150.80	8,603

TOTAL RCN	414,585

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$331,700