

Key: 3783

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.835

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CURRENT OWNER				PARCEL ID				LOCATION					
NICKERSON BETTY A 18 TUCY AVENUE BUZZARDS BAY, MA 02532				19.4-170-0				18 TUCY AVE					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
NICKERSON BETTY A				04/03/2000	N	73,000	12923-265						
HARLOW FARMS LLC				10/28/1999	P	39,000	12629-65						
COX ROBERT J &					XX		5388+-0221+						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,100 4	1.00	100	1.00	100	1.00	235,700	2.17	A	1.00	R03 1.00	177,320


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	%
19067	02/04/2019	15	INSULATE/WEA	3,500			100	100
13116	03/01/2013	15	INSULATE/WEA	2,000	12/17/2014		100	100
990630	10/14/1999	1	NEW CONSTRUC	64,000	05/09/2001	TL	100	100
		13	OTHER				100	100

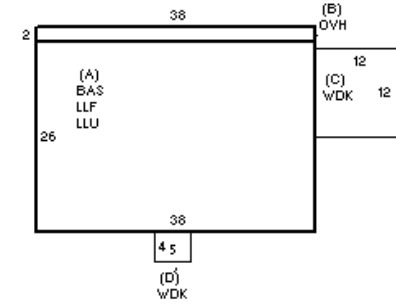
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TOTAL	15,115 SF	ZONING	1	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	PARCEL DOES NOT HAVE ACCESS TO TOWN WATER OWNER HAS INSTALLED A WELL AT THE				LAND	70,920	62,760
Infl1	AVG	T SITE				BUILDING	121,960	109,080
N_Index	AVG	E				DETACHED	0	0
						OTHER	0	0
						TOTAL	192,880	171,840

* -- Value totals adjusted by value credit.

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/07/2022
									



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BUILDING	CD	ADJ	DESC	MEASURE	10/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/7/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	10/19/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	324,322
NET AREA	2,052	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	988		33.81	33,404		
\$NLA(RCN)	\$158	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	988	2017	57.54	56,848		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	988	1999	209.26	206,750		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OVH	L	OVERHANG	76	1999	191.11	14,525		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	164		36.91	6,053		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,247.33	6,742		
				HEATING/COOLING	11	HT WATER CL AIR	1.05										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$304,900
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