

Key: 3844

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.894

LEGALS

CURRENT OWNER								PARCEL ID			LOCATION				
NIGHTINGALE JEFFERY S & ROMY BETH NIGHTINGALE 15 CRANBERRY RD BUZZARDS BAY, MA 02532								19.4-226-0			15 CRANBERRY RD				
								TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
								NIGHTINGALE JEFFERY S & NIGHTINGALE JEFFERY S & NIGHTINGALE JEFFREY			10/03/2022 03/05/2018 11/06/2015	F F QS	1 10 204,000	(215554) (215554) (207873)	
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	7,700 4	1.00	100	1.00	100	1.00	235,700	3.98	A	1.00	R03	1.00		165,710

LAND

TOTAL	7,710 SF	ZONING	1	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	165,700	146,700
Infl1	AVG		BUILDING	176,800	156,500			
N_Index	AVG		DETACHED	11,100	10,600			
			OTHER	0	0			
						TOTAL	353,600	313,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30	0.70 14X28		392	40.60	11,100



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	7/3/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1958	SIZE ADJ	1.020
NET AREA	868	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	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	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	2	DRYWALL	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
A	BMU	N	BSMT UNFINISHED	868		36.82	31,962
A	BAS	L	BASE AREA	868	1958	200.25	173,815
+	WDK	N	WOOD DECK	331		21.57	7,139
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	221,013
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$176,800

