

Key: 3874

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.938

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---------|------------|----------------------------|-------------|--|--|--|
| NICHOLSON JANE PO BOX 5 BUZZARDS BAY, MA 02532 | | | | 19.4-258-0 | | | | 217 MAIN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| NICHOLSON JANE NICHOLSON JANE & | | | | 09/23/2021 | F XX | | 1 34500-135 04498-00116 | | | | |

| 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 | % |
| 19636 | 07/17/2019 | 4 | DETACH.STRUC | 3,353 | 01/08/2020 | 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 | 40,000 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 1.00 | A | 1.00 | R02 | 1.00 | 216,390 |
| 300 | A | 1,532 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 16,300 | 1.00 | A | 1.00 | R02 | 1.00 | 24,970 |

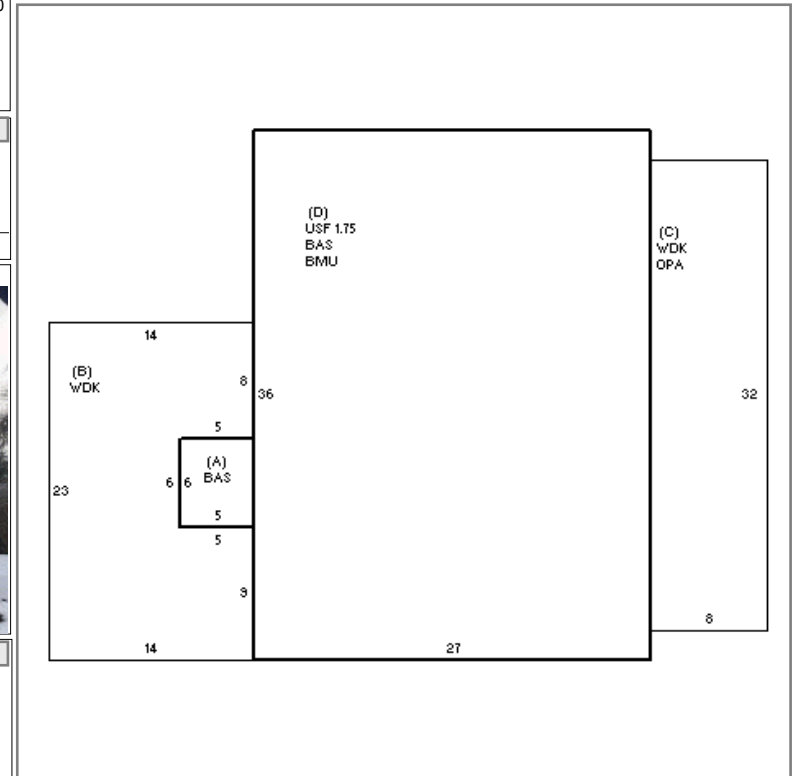
| TOTAL | 2.450 Acres | ZONING | 1 | FRNT | 20 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|---------------------------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BBAY | NOTE Also frontage on Harrison Ave | LAND | 241,400 | 170,900 | | | |
| Infl1 | AVG | | BUILDING | 348,300 | 308,200 | | | |
| N_Index | AVG | | DETACHED | 3,200 | 2,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 592,900 | 481,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | M | 0.70 | 50 0.50 | 20 X 10 | 200 | 11.16 | 1,100 |
| SHF | G | 1.20 | 10 0.90 | 10 X 12 | 2019 | 120 | 19.71 |

PHOTO 01/08/2020

BLDG COMMENTS



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/8/2020 | TL |
|----------|----|------|---------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/8/2020 | TL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.000 |
|-----------------|-------|------------|-------|
| NET AREA | 2,703 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$165 | OVERALL | 1.020 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2.75 | 1.00 | |
| ROOMS | 9 | 1.00 | |
| BEDROOMS | 6 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 8 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA | 1,002 | 1930 | 195.81 | 196,197 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | WDK | N | WOOD DECK | 548 | | 21.79 | 11,939 |
| ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 256 | | 60.03 | 15,367 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | BMU | N | BSMT UNFINISHED | 972 | | 37.19 | 36,153 |
| FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | D | USF | L | UPPER STORY FIN | 1,701 | 1930 | 106.05 | 180,387 |
| INT. FINISH | 1 | PLASTER | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,172.27 | 6,517 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 446,560 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1997 / 25 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$348,300 |