

Key: 3931

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.022

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GENCHAUSKAS STEVEN J ETUX PATRICE GENCHAUSKAS 2 NIGHTINGALE POND RD BOURNE, MA 02532				20.0-14-0				2 NIGHTINGALE POND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GENCHAUSKAS STEVEN J ETUX				03/13/2007	F	100	21845-68					
GENCHAUSKAS STEVEN J				05/01/2001	O	198,900	13786-133					
PASIUK JOHN E				11/01/2000	P	45,000	13335-217					

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 %
B-23-389	11/29/2023	3	ALT/RENO	13,513			0 0
07672	11/06/2007	2	ADDITIONS	19,000	10/30/2008	DB	100 100
04932	12/31/2004	4	DETACH.STRUC	4,099	04/04/2005	TL	100 100
200681	10/26/2000	1	NEW CONSTRUC	60,000	01/02/2002	TL	100 100

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	259,270	1.00	A	1.00	R07	1.10	238,030
300	A	0.006 4	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10	110

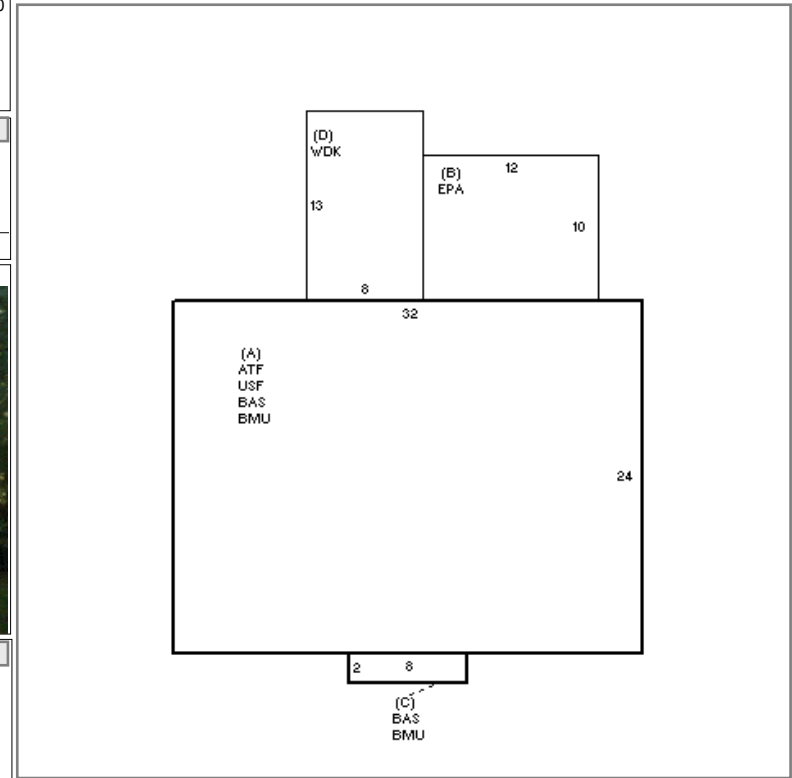
TOTAL	40,249 SF	ZONING	1	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	238,100	229,900	
Infl1	AVG				BUILDING	311,000	278,500	
N_Index	AVG				DETACHED	2,300	2,200	
						OTHER	0	0
						TOTAL	551,400	510,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 12 X 16		192	15.95	2,300
SHF	A	1.00 50	0.50 10X9			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/15/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,666
NET AREA	1,552	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	784		48.35	37,907	CONDITION ELEM CD	
\$NLA(RCN)	\$241	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	784	2000	216.67	169,869	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	768	2000	114.21	87,716	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATF	N	ATTIC FINISH	768		64.44	49,486	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	B	EPA	N	ENCLOSED PORCH	120		86.41	10,370	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	104		41.51	4,317	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F31	O	FPL 3S 1OP	1		10,528.20	10,528	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	2		2,236.85	4,474			
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$311,000	