

Key: 3935

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.026

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SPAULDING JEFFREY & LEANNE SPAULDING				20.0-18-0				40 NIGHTINGALE POND RD			
40 NIGHTINGALE POND RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
BOURNE, MA 02532				SPAULDING JEFFREY & SOUZA JOANNE & DAVIS JEANNETTE H				06/18/2020 QS 340,000 32997-222 10/30/2013 QS 160,000 27794-60 06/17/2013 F 27464-192			

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	%
EXB-21-351	05/18/2021	6	FENCE	7,000			100	100
14233	01/14/2014	3	ALT/RENO	11,000	02/28/2018	BC	100	100

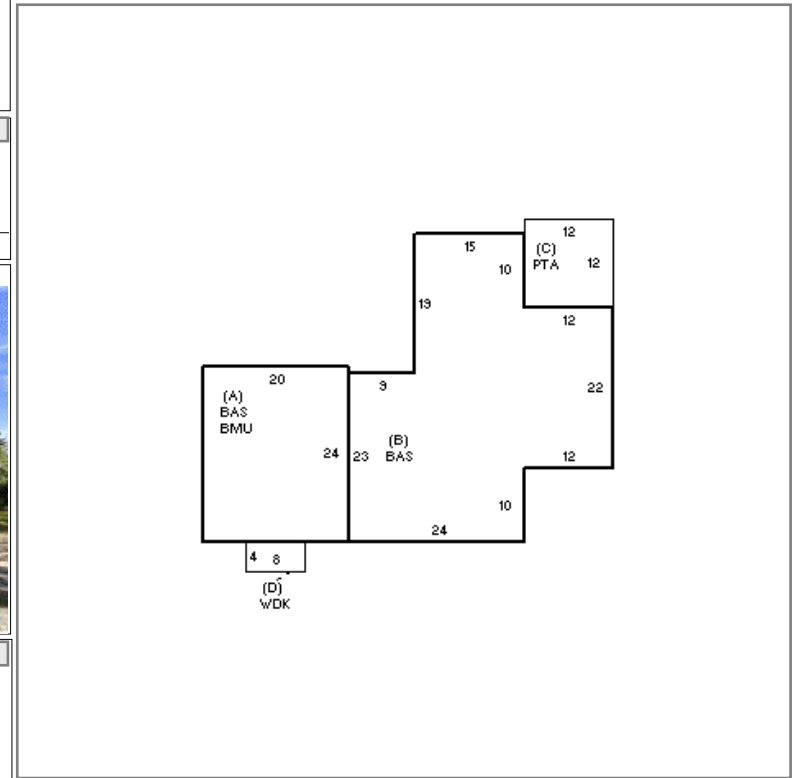
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000 4		1.00	1.00	259,270	1.52	A	1.00	R07	1.10	208,680

TOTAL	23,000 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	03/19; econ deprec % for infl of nearby comm'l & unkept prop			LAND	208,700	201,500
Infl1	AVG		BUILDING	271,100	239,900			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
					TOTAL	481,600	443,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	12 X 20		240	15.23	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2019	RP
MODEL	1		RESIDENTIAL	LIST	10/31/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/31/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1940	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	330,596															
NET AREA	1,581	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		46.03	22,093																	
\$NLA(RCN)	\$209	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,581	1940	183.44	290,012																	
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	144		14.29	2,058																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	32		63.37	2,028																	
				FLOOR COVER	13	HARDWOOD-W/W	1.00	F11	O	FPL 1S 1OP	1			8,017.20	8,017																	
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	3			2,129.47	6,388																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	1	OIL	1.00																									
				USE	0		1.00																									
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