

Key: 3936

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.027

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OKEEFE DAVID A 50 NIGHTINGALE POND RD BUZZARDS BAY, MA 02532				20.0-19-0				50 NIGHTINGALE POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OKEEFE DAVID A				11/30/2004	QS	310,000	19299-160				
DAMATO CHRISTINE				12/10/2001	QS	207,000	14549-337				
SMITH JERRY L JR				05/12/1994	L	25,500	9187-162				

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	%
200311	05/19/2000	4	DETACH.STRUC	800	01/17/2001	TL	100	100
960201	05/09/1996	1	NEW CONSTRUC	60,000	04/10/1997	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,709	4	1.00	100	1.00	100	1.00	247,485	1.99	A	1.00	R05	1.05			188,840

TOTAL	16,727 SF	ZONING	1	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E Land lpi adj from R07 to R05 for consistency neighborhood 6/19/18 BC				LAND	188,800	167,100
Infl1	AVG		BUILDING	241,000	216,000			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
						TOTAL	432,100	385,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12 X 16	2000	192	15.95	2,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/13/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/13/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,152		36.27	41,785
A	BAS	L	BASE AREA	1,152	1996	190.95	219,973
+	WDK	N	WOOD DECK	288		25.76	7,420
	BMF	N	BSMT FINISH	500		43.58	21,791
	FIX	O	XTRA FIXTURES	3		2,118.37	6,355
	MST	O	MAS/METAL STACK	1		3,969.80	3,970

TOTAL RCN	301,294	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1999 / 23	
COND	20 20 %	
FUNC	0	
ECON	0	
DEPR	20 % GD 80	
RCNLD	\$241,000	

