

Key: 3938

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.029

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|-----------------|--|------------------------|--|--|--|
| CUSHING ROBERT G JR 61 NIGHTINGALE POND RD BUZZARDS BAY, MA 02532 | | | | 20.0-19-2 | | | | 60 NIGHTINGALE POND RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| CUSHING ROBERT G JR | | | | 06/17/2022 | F | 1 35193-161 | | | | | |
| CUSHING ROBERT G & DOROTH | | | | 04/06/2005 | F | 1 19694-345 | | | | | |
| CUSHING ROBERT G & | | | | 03/18/1994 | L | 50,000 9102-029 | | | | | |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 23,136 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | A | 1.00 | R05 | 1.05 | 199,430 |

| TOTAL | 23,130 SF | ZONING | 1 | FRNT | 271 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|---|------|-----|----------|---------|----------|
| Nbhd | BBAY | N | CRANBERRY BOG ACROSS THE STREET.6/18 land lpi | | | LAND | 199,400 | 176,500 |
| Infl1 | AVG | O | adj from R07 to R05 for consistency neighd. | | | BUILDING | 107,900 | 95,500 |
| N_Index | AVG | T | 3/19 econ deprec % for infl of nearby comm'l & unkept | | | DETACHED | 4,400 | 4,700 |
| | | E | prop (4/2/19 RP) | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 311,700 | 276,700 |

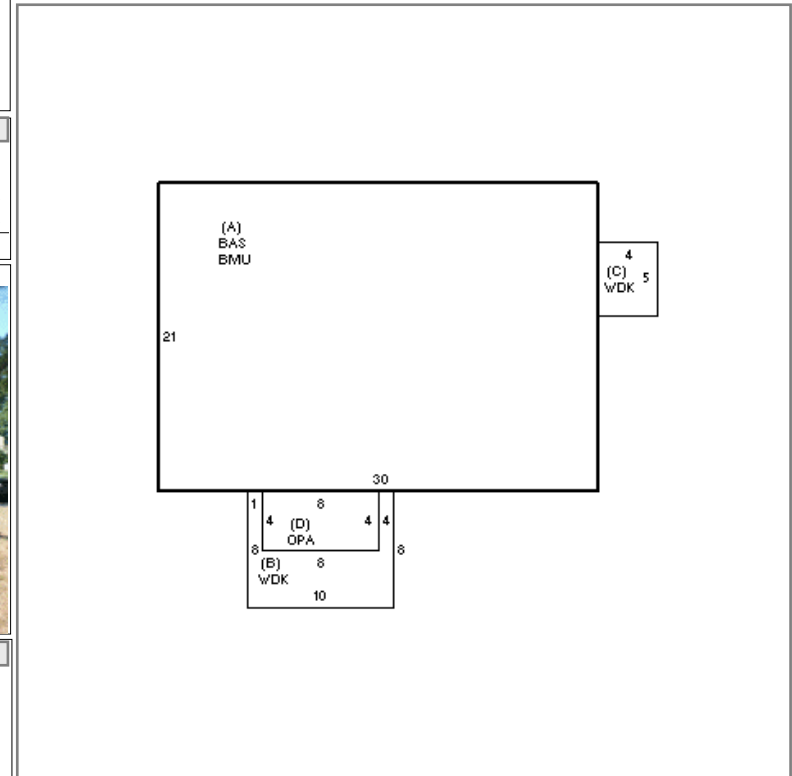
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 12X16 | | 192 | 15.95 | 1,500 |
| SHF | A | 1.00 | 50 0.50 11X17 | | 187 | 15.95 | 1,500 |
| SHF | A | 1.00 | 50 0.50 8X20 | | 180 | 15.95 | 1,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/16/2022 | SL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/3/2022 | SL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 10/3/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 163,457 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 630 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 630 | | 45.54 | 28,693 | | |
| \$NLA(RCN) | \$259 | OVERALL | 0.970 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 630 | 1950 | 204.09 | 128,575 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 68 | | 53.09 | 3,610 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | OPA | N | OPEN PORCH | 32 | | 80.61 | 2,579 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| 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 | % |



| CONDITION ELEM | CD | TOTAL RCN | 163,457 |
|----------------|-------------------|-----------|---------|
| EXTERIOR | A | | |
| INTERIOR | A | | |
| KITCHEN | A | | |
| BATHS | A | | |
| HEAT | A | | |
| ELECT | A | | |
| EFF.YR/AGE | 1995 / 27 | | |
| COND | 24 24 % | | |
| FUNC | 0 | | |
| ECON | 10 see land notes | | |
| DEPR | 34 % GD 66 | | |
| RCNLD | | \$107,900 | |