



Key: 3939

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.031

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUSHING ROBERT G JR 61 NIGHTINGALE POND RD BOURNE, MA 02532				20.0-20-0				61 NIGHTINGALE POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	50	RESID - COMMERCIAL			6	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

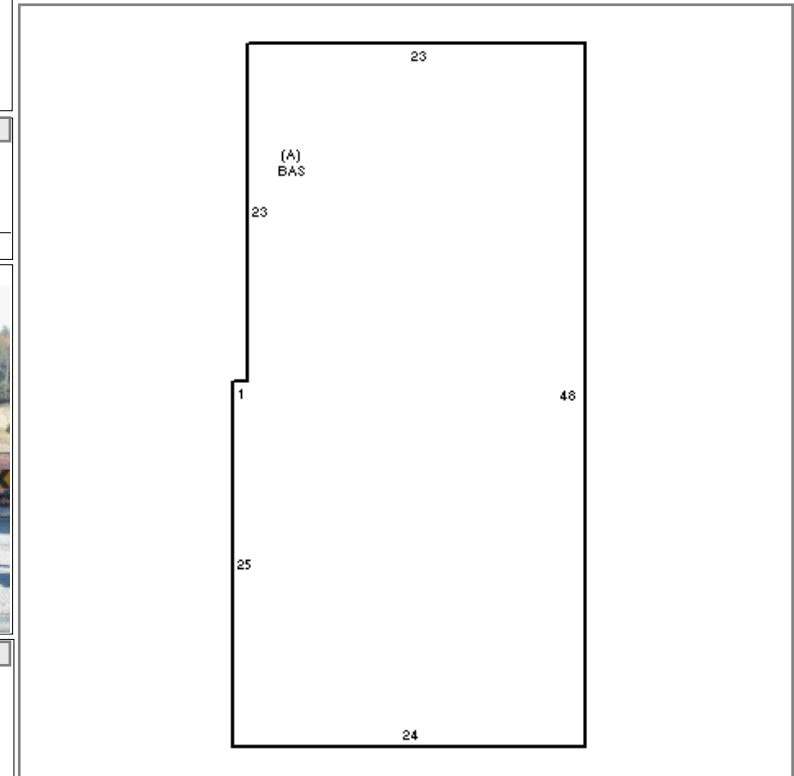
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	61,000	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	11/13/2019	RP
MODEL	5		CIM-5	LIST	11/13/2019	EST
STYLE	52	1.15	SERVICE GARAGE [100%]	REVIEW	6/19/2019	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,129	DETAIL ADJ	1.024
\$NLA(RCN)	\$93	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,129	1930	93.12	105,132

TOTAL RCN	105,132
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1971 / 51
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$61,000