

Key: 3940

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.032

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARVEY GREGG & STEFANI HARVEY 69 NIGHTINGALE POND RD BOURNE, MA 02532				20.0-22-0				69 NIGHTINGALE POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARVEY GREGG & PENNER MICHAEL J ETUX				08/30/2021	QS	315,000	34424-248				
PENNER MICHAEL J &				07/11/2006	F	100	21174-222				
				01/03/1994	A	1	8983-210				


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	%

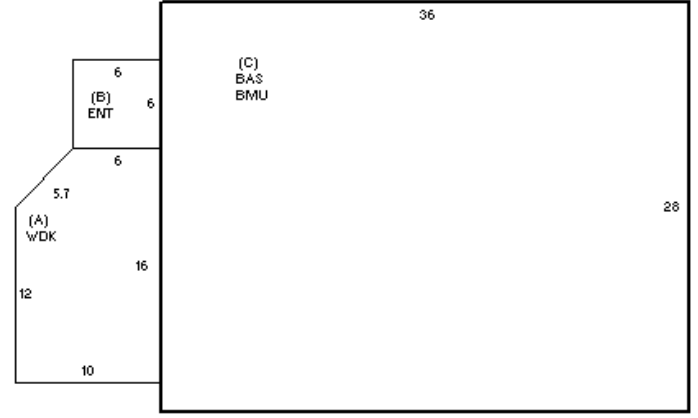
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	15,220	4	1.00	100	1.00	100	1.00	247,485	2.16	A	1.00	R05	1.05				186,380

TOTAL	15,202 SF	ZONING	1	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Land lpi adj from R07 to R05 for consistency neighd (6/19/18 BC)				LAND	186,400	165,000
Infl1	AVG		BUILDING	178,500	158,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	364,900	323,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/13/2022
SHF	A	1.00	A 0.75 8X10			0.00			



BUILDING

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	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	234,932
NET AREA	1,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	152		34.44	5,235		
\$NLA(RCN)	\$233	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	ENT	N	ENCLOSED ENTRY	36		83.22	2,996		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	1,008	1940	189.00	190,512		
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	5	1.00		FUEL SOURCE	1	OIL	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$178,500	