

Key: 3943

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.035

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LAND

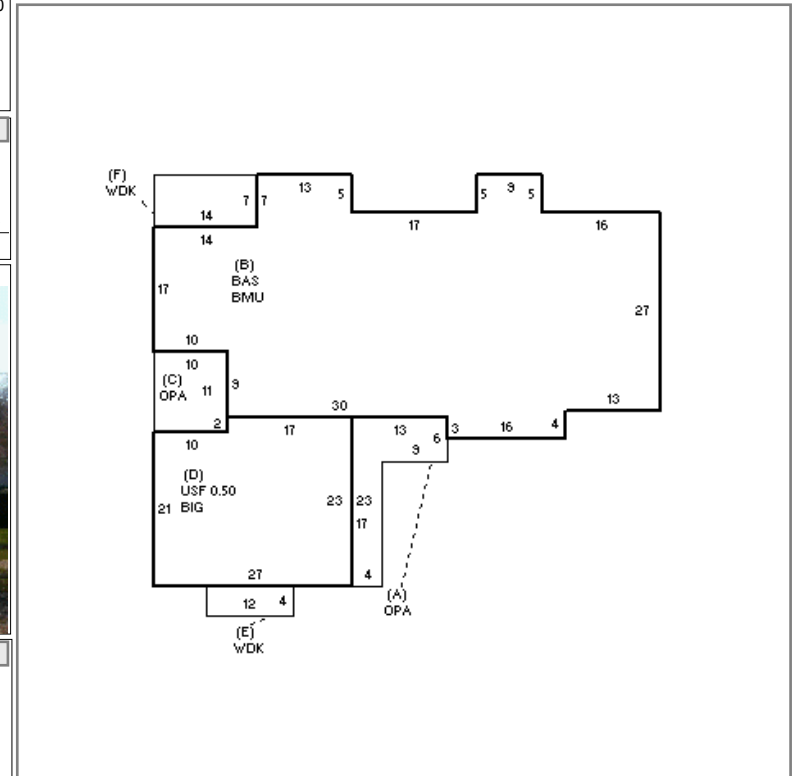
CURRENT OWNER				PARCEL ID				LOCATION							
ZAGWYN MARIE M 71 NIGHTINGALE POND ROAD BOURNE, MA 02532				20.0-25-0				71 NIGHTINGALE POND RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
ZAGWYN MARIE M				05/08/2018	F	550,000	31252-187								
ZAGWYN MARIE M				03/05/2018	V	550,000	31119-340								
TOTH STEVEN ETUX				10/03/2008	F	1	23193-235								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	4	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R02	1.00	216,390
300	A	0.922	4	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R02	1.00	15,030

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	75	RESID - COMMERCIAL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16241		12	CYCLICAL		04/12/2018	BC	100	100
05243	04/06/2016	2	ADDITIONS	1,300	05/10/2016		100	100
04170	04/21/2005	6	FENCE	2,500	06/22/2005	TL	100	100
03313	03/19/2004	6	FENCE	3,500	06/01/2004	TL	100	100
	05/23/2003	6	FENCE	1,500	06/01/2004	TL	100	100

DET
ACHED

TOTAL	1.840 Acres	ZONING	FRNT	478	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N On mkt: 1/06 - \$785K; reduced 8/06 - \$749,900 ... 4/18; O sold in 3/2017 w/#72 Nightingale Pd Rd (130 devlp land) . T 6/18; land lpi adj R07 to R02 consistnt with neighs/abuttrs E	LAND	231,400	163,800		
Infl1	AVG		BUILDING	422,200	398,600		
N_Index	AVG		DETACHED	55,100	52,700		
			OTHER	0	0		
			TOTAL	708,700	615,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	S	3.00	10 0.90	42 X 36	1,512	40.50	55,100



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BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/12/2018	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/15/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2001	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,579	
NET AREA	2,260	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	256		54.41	13,930	CONDITION ELEM	CD	
\$NLA(RCN)	\$222	OVERALL	0.920	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	1,959		27.42	53,708	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,959	2001	163.76	320,809	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BIG	N	BUILT-IN GARAGE	601		68.19	40,981	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.02	D	USF	L	UPPER STORY FIN	301	2001	101.74	30,623	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	146		36.53	5,334	HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F11	O	FPL 1S 1OP	1		7,413.40	7,413	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	7		1,969.00	13,783				
				USE	3	CIM	0.75	JAC	O	JACUZZI	1		11,354.10	11,354				
								KIT	O	EXTRA KITCHEN	1		4,644.30	4,644				
																EFF.YR/AGE	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$422,200	