

Key: 3948

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.039

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
TASSINARI JOHN P TR OF THE JOHN P TASSINARI FAMILY TRUST PO BOX 334 SAGAMORE, MA 02561-0334		20.0-30-0	0 NIGHTINGALE POND RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		TASSINARI JOHN P TR OF TH	08/16/1990	F	225,000 10642-277	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
7100	100	CRANBERRY BOG					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960313	07/15/1996	1	NEW CONSTRUC	19,276	09/24/1997	PAM	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
710	A	9.000	CIM	1.00	100	12,000	1.00	A	1.00	R05	93,380	14,620
710	A	4.740	CIM	1.00	100	12,000	1.00	A	1.00	R05	55,930	950

TOTAL	13.740 Acres	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE				LAND	15,570	15,370
Infl1	AVG		LAND	0	0	BUILDING	0	0
N_Index	AVG		DETACHED	68,400	65,000	OTHER	0	0
			TOTAL	83,970	80,370			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 10 X 12		120	16.42	1,600	
CBN	G	1.20	20 0.80 12 X 18		216	37.80	6,500	
DGF	A	1.00	40 0.60 30 X 40		1,200	32.72	23,600	
SHF	E	1.90	E 0.90 60 X 33		1,980	20.58	36,700	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
CAPACITY			UNITS	ADJ													

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	