

Key: 3949

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.040

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMS CATHY J 25 NIGHTINGALE POND RD BUZZARDS BAY, MA 02532-5666				20.0-32-0				25 NIGHTINGALE POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLIAMS CATHY J				01/02/2001	O	215,000	()				
KRUMRINE IRENE R				06/06/1991	L	1,000,000	8087-125				
ROCKLAND TRUST					XX		N/A-N/A				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19964	10/16/2019	3	ALT/RENO	7,000	08/27/2020	TL	100 100
18147	02/28/2018	15	INSULATE/WEA	3,400			100 100
00000	05/19/2015	12	CYCLICAL		05/19/2015		100 100
01054	02/08/2001	5	DEMOLITIONS	3,000	01/01/2002	TL	100 100

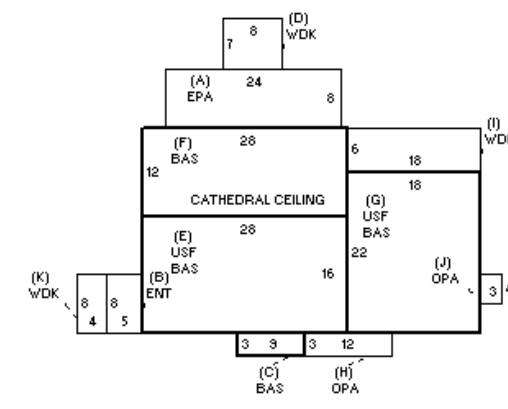
CD

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	259,270	1.00	A	1.00	R07	1.10	238,030
200	A	0.918	4	1.00	100	1.00	100	1.00	103,620	1.00	A	1.00	R07	1.10	95,120
300	A	1.604	4	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10	28,760

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TOTAL	3.440 Acres		ZONING	1	FRNT	518	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		N O T E	Abutts Nightingale Pond			LAND	361,900	349,400
Infl1	AVG			LAND	388,300	360,000			
N_Index	AVG			DETACHED	5,700	5,500			
				OTHER	130,700	115,700			
				TOTAL	886,600	830,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	F 0.60	12 X 17	204	46.93	5,700



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BUILDING	CD	ADJ	DESC	MEASURE	5/19/2015	TL
MODEL	1		RESIDENTIAL	LIST	5/19/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/27/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,688	
NET AREA	2,051	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	192		79.43	15,250	CONDITION ELEM	CD	
\$NLA(RCN)	\$199	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	B	ENT	N	ENCLOSED ENTRY	40		90.98	3,639	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	811	1900	202.33	164,094	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	196		37.64	7,378	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	448	1900	115.87	51,909	BATHS	G	
				INT. FINISH	3	WOOD PANEL	0.98	G	BAS	L	BASE AREA	396	2001	202.34	80,125	HEAT	U	
				HEATING/COOLING	1	FORCED AIR	1.00	G	USF	L	UPPER STORY FIN	396	2001	115.87	45,884	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	48		87.70	4,210			
				USE	0		1.00	CPC	O	CAPE CELLAR	1		4,064.30	4,064				
								F21	O	FPL 2S 1OP	1		9,481.60	9,482				
								FIX	O	XTRA FIXTURES	7		2,292.17	16,045				
								WPL	O	WHIRLPOOL	1		6,607.70	6,608				
																EFF.YR/AGE	2014 / 8	
																COND	5 5 %	
																FUNC	0	
																ECON	0	
																DEPR	5 % GD 95	
																RCNLD	\$388,300	

