

Key: 3993

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.078

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NANCARROW GREG A ETUX MARY JANE NANCARROW 1 WHITE CLIFF RD BUZZARDS BAY, MA 02532				20.0-79-0				1 WHITE CLIFF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NANCARROW GREG A ETUX				04/30/2002	QS	249,900	15109-282				
RODRIGUE PAUL E &				09/17/1998	A	159,900	11704-39				

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 %
18611	07/23/2018	3	ALT/RENO	33,880			100 100
04382	06/01/2004	4	DETACH.STRUC	200	09/27/2006	DB	100 100
980001	01/03/1998	1	NEW CONSTRUC	75,000	09/29/1999	MWS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,125 4		1.00	100 1.00	259,270	1.70	A	1.00	R07 1.10		203,730

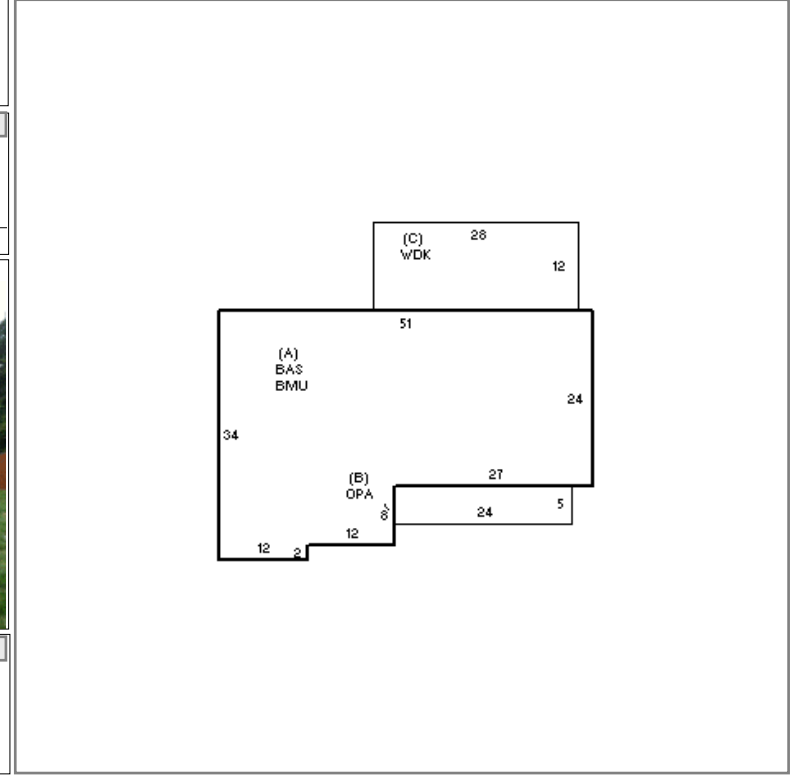
TOTAL	20,125 SF	ZONING	1	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	203,700	196,700
Infl1	AVG		BUILDING	269,200	238,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	472,900	435,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8X8	2004		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/19/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328,333
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,440		30.80	44,358		
\$NLA(RCN)	\$228	OVERALL	0.950	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,440	1998	176.90	254,730		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		66.16	7,940		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	336		20.60	6,920		
				FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIXTURES	4		2,053.38	8,214		
				INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,171.20	6,171		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	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	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$269,200
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