Key: 3994

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,079

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEROY NOLAN D **2 WHITE CLIFF RD** **BOURNE, MA 02532**	**20.0-80-0**	**2 WHITE CLIFF RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEROY NOLAN D	01/13/2015	H		28628-198
LEROY NOLAN ETUX	01/15/2014	QS	295,000	27937-194
MACDOUGALL JONATHAN	04/22/2011	QS	282,500	25399-158

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

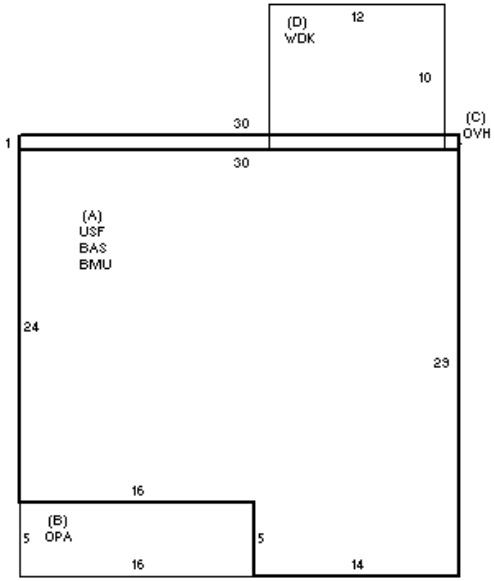
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		08/06/2015	TL	100	100
07027	01/17/2007	3	ALT/RENO	8,000	11/05/2008	DB	100	100
04617	08/16/2004	6	FENCE				100	100
01522	08/20/2001	4	DETACH.STRUC	1,000	11/26/2001	TL	100	100
980729	12/14/1998	1	NEW CONSTRUC	95,000	08/08/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,821	4 1.00	100 1.00	100 1.00	259,270	1.59	A 1.00	R07 1.10			206,650

TOTAL	21,780 SF	ZONING	1	FRNT	280
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	206,700	199,500
BUILDING	297,700	263,400
DETACHED	0	0
OTHER	0	0
TOTAL	**504,400**	**462,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 8			0.00	

PHOTO 01/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/6/2015	TL
LIST	8/6/2015	EST
REVIEW	8/27/2020	TL

YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,610	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	790		49.79	39,336
A	BAS	L	BASE AREA	790	1998	223.13	176,271
A	USF	L	UPPER STORY FIN	790	1998	117.62	92,918
B	OPA	N	OPEN PORCH	80		77.74	6,219
C	OVH	L	OVERHANG	30	1998	195.90	5,877
D	WDK	N	WOOD DECK	120		42.75	5,130
	BMF	N	BSMT FINISH	690		47.39	32,702
	FIX	O	XTRA FIXTURES	2		2,303.50	4,607

TOTAL RCN	363,060

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		$297,700