

Key: 4082

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.168

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NUTTALL CASEY J & LYNN M TRS BOURNE REALTY TRUST 23 PARK VIEW DR HINGHAM, MA 02043				20.3-15-0				11 EDITH AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NUTTALL CASEY J & LYNN M				01/05/2007	F		1 21675-223				
NUTTALL GAIL &				02/28/2000	A		1 12852-250				
NUTTALL GAIL				10/19/1992	A		1 08259-00041				

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	%
04751	10/12/2004	3	ALT/RENO	4,500	04/04/2005	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	10,500 4		100	1.00	235,700	2.99	A	1.00	R03		170,100

TOTAL	10,498 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	170,100	150,600			
Infl1	AVG		BUILDING	289,700	256,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>459,800</b>	<b>407,000</b>			

DETACHED

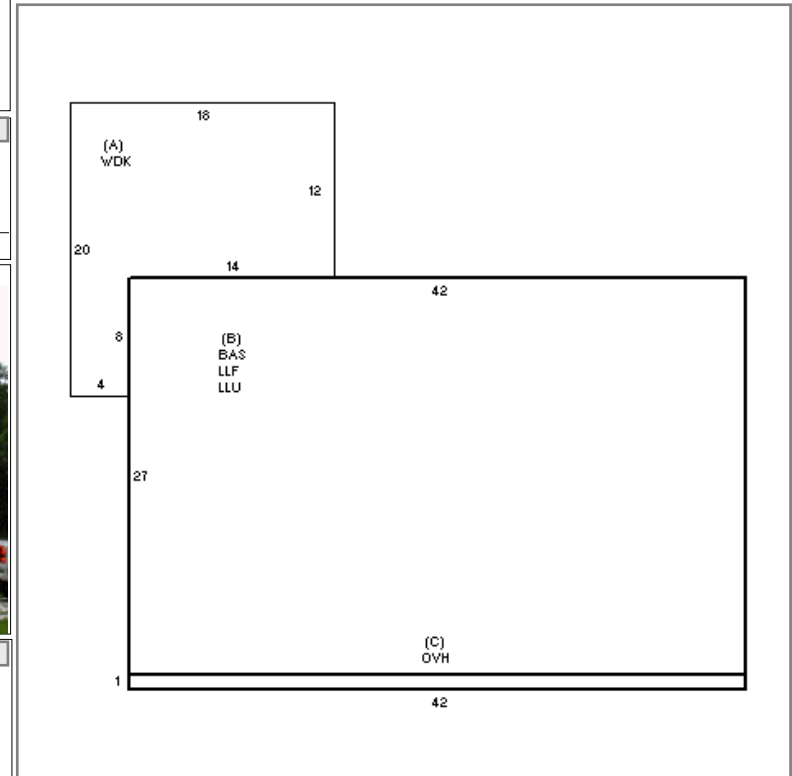
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	RP
MODEL	1		RESIDENTIAL	LIST	7/22/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/22/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

BLDG COMMENTS	
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YEAR BLT	1987	SIZE ADJ	1.005
NET AREA	2,310	DETAIL ADJ	1.000
\$NLA(RCN)	\$157	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	4	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	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	248		27.07	6,713
EXT COVER	4	VINYL	1.00	B	LLU	N	LOWER LEVEL UNF	1,134		33.49	37,974
ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	1,134	1987	56.99	64,627
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,134	1987	200.64	227,529
FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	42	1987	189.28	7,950
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,380.40	8,380
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,225.75	8,903
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	362,076
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$289,700