

Key: 5530

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.672

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CROSS NICHOLE 166 SHORE RD BOUNE, MA 02532				26.2-119-0				166 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CROSS NICHOLE				10/24/2022	U	318,000	35440-165				
ELDRIDGE KAREN- TR				08/10/2017	F	10	30689-173				
ELDRIDGE ROBERT W &				01/30/1995	XX		9539-340				

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	%
940122	04/13/1994	5	DEMOLITIONS		04/11/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R07	1.25		270,490
300	A	0.522	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R07	1.25		10,640

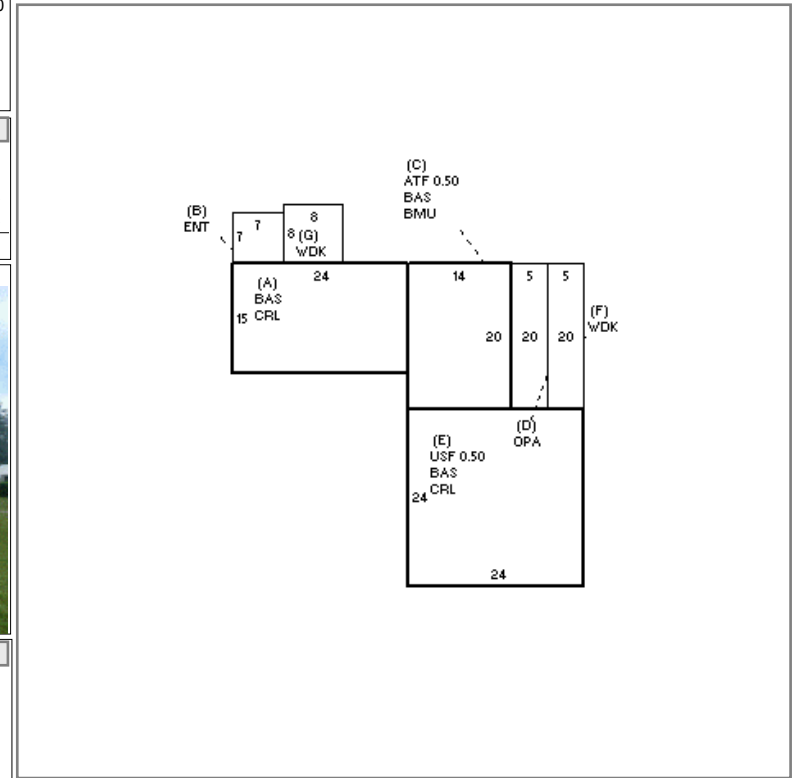
TOTAL	1.440 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	281,100	248,800			
Infl1	AVG		BUILDING	307,000	257,600			
N_Index	AVG		DETACHED	1,500	2,800			
			OTHER	0	0			
			TOTAL	589,600	509,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	12 X 16		192	15.95	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/5/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/5/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1820	SIZE ADJ	1.010
NET AREA	1,504	DETAIL ADJ	1.000
\$NLA(RCN)	\$284	OVERALL	1.260
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	936		25.90	24,241
+	BAS	L	BASE AREA	1,216	1820	239.23	290,899
B	ENT	N	ENCLOSED ENTRY	49		107.57	5,271
C	BMU	N	BSMT UNFINISHED	280		78.12	21,873
C	ATF	N	ATTIC FINISH	140		79.00	11,060
D	OPA	N	OPEN PORCH	100		91.46	9,146
E	USF	L	UPPER STORY FIN	288	1820	140.03	40,327
+	WDK	N	WOOD DECK	164		44.51	7,300
	F21	O	FPL 2S 1OP	1		11,210.30	11,210
	MST	O	MAS/METAL STACK	1		5,078.90	5,079

TOTAL RCN	426,406
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$307,000