Key: 5679

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,818

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NELSON PAUL E & SUZANNE L NELSON PO BOX 3114 BOURNE, MA 02532-0814	26.4-38-0	262 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NELSON PAUL E &	02/21/1997	F		10619-293
NELSON PAUL E &	08/04/1986	QS	68,000	5228-289

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

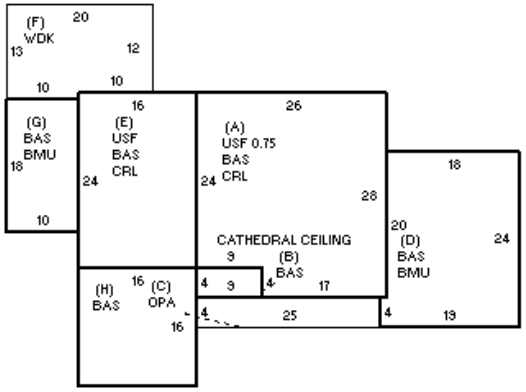
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13680	10/04/2013	3	ALT/RENO	20,000	04/04/2018	BC	100	100
06525	08/21/2006	3	ALT/RENO	10,000	08/23/2007	DB	100	100
02238	04/23/2002	9	DECK	200	09/16/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,470	6 1.00	100 1.00	100 1.00	341,765	1.40	A 1.00	BVG 1.45			280,710

TOTAL	25,483 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	280,700	248,400
BUILDING	515,600	461,800
DETACHED	0	0
OTHER	0	0
TOTAL	**796,300**	**710,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/05/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/4/2018	BC
LIST	4/4/2018	EST
REVIEW	8/3/2018	DB

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,887	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	10	VERT BOARD	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,076		23.81	25,620
+	USF	L	UPPER STORY FIN	903	1988	125.95	113,733
+	BAS	L	BASE AREA	1,984	1988	207.23	411,136
C	OPA	N	OPEN PORCH	100		84.09	8,409
+	BMU	N	BSMT UNFINISHED	616		53.86	33,175
F	WDK	N	WOOD DECK	250		30.30	7,576
	BMG	O	BSMT GARAGE	2		8,339.75	16,680
	FIX	O	XTRA FIXTURES	5		2,491.64	12,458

TOTAL RCN	628,786

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$515,600