

Key: 6174

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.331

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NADELSON-GLEBA JENNIFER A & ROBERT E NADELSON C/O ADVISER INVESTMENTS 85 WELLS AVE STE 109 NEWTON, MA 02459				30.2-48-0				310-C SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NADELSON-GLEBA JENNIFER A				10/07/2019	F	1	32357-206				
NADELSON CAROL TR OF CARO				11/02/2001	F	1	14402-146				
NADELSON CAROL				11/02/2001	F	1	14402-144				

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	%
960222	05/21/1996	3	ALT/RENO	16,000	07/11/1997	JC	100	100

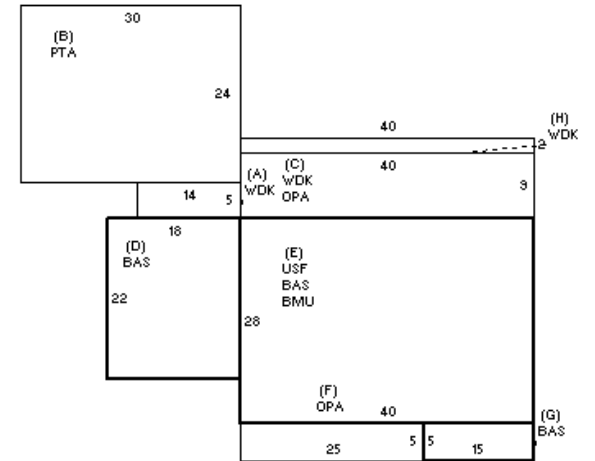
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	38,400	9	1.00	100	1.00	100	1.00	659,960	1.03	A	1.00	BVG	2.80		598,890

TOTAL	38,420 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE all marsh; great view	LAND	598,900	530,000			
Infl1	AVG		BUILDING	503,200	445,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,102,100	975,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2012	TL
MODEL	1		RESIDENTIAL	LIST	3/12/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/12/2012	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	606,291
NET AREA	2,711	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	510		24.91	12,702	TOTAL RCN	606,291
\$NLA(RCN)	\$224	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	PTA	N	PATIO	720		15.85	11,415	CONDITION ELEM	CD
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	485	68.62	33,281	EXTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,591	1974	213.91	340,327	INTERIOR	G	
ROOMS	11	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	BMU	N	BSMT UNFINISHED	1,120		42.52	47,621	KITCHEN	G	
BEDROOMS	5	1.00	INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	1,120	1974	121.23	135,774	BATHS	G	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			10,271.30	10,271	BATHS	G	
FIXTURES	11	1.00	FUEL SOURCE	3	ELECTRIC	1.00	FIX	O	XTRA FIXTURES	6			2,483.18	14,899	HEAT	A	
GARAGE CAPACITY	0	1.00	USE	0		1.00									ELECT	A	
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	2002 / 20
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$503,200