

Key: 6179

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.336

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NADEAU PAUL PO BOX 51 MONUMENT BEACH, MA 02558				30.2-53-0				335 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NADEAU PAUL				02/16/2018	F	1	(215426)				
LEVESQUE KAREN TR				06/10/2015	O	85,000	(206460)				
BAKER RICHARD				04/18/1997	QS	89,900	(144178)				

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	%
18260	04/05/2018	4	DETACH.STRUC	8,000			100	100
17268	04/19/2017	4	DETACH.STRUC	2,500			100	100
15302	04/29/2015	1	NEW CONSTRUC	200,000	05/18/2016	SW	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,000	9	1.00	100	1.00	100	1.00	271,055	2.66	A	1.00	BAV	1.15			198,330

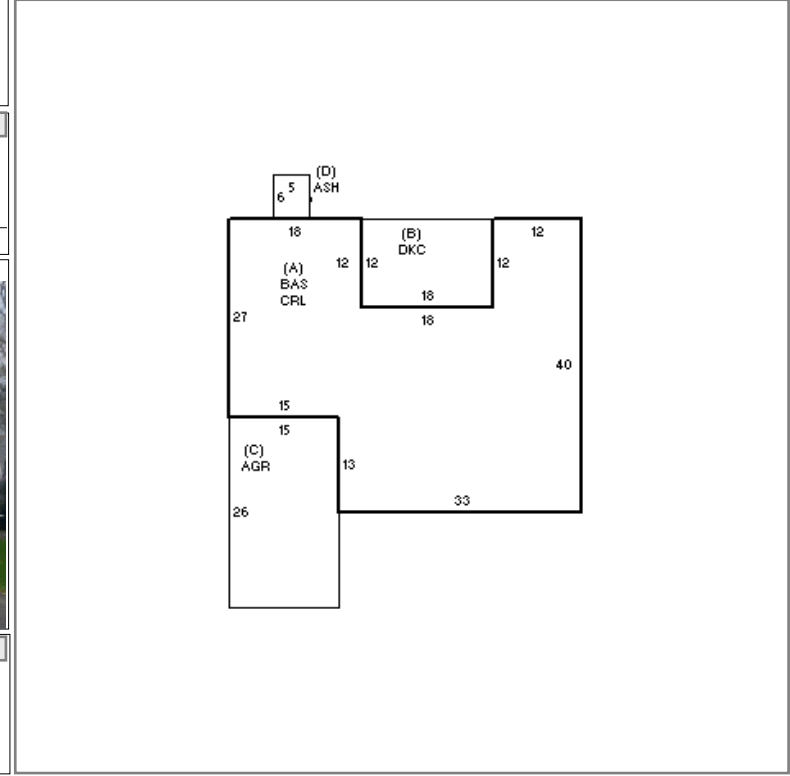
TOTAL	11,979 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	198,300	175,500		
Infl1	AVG		BUILDING	374,000	334,500		
N_Index	AVG		DETACHED	5,200	5,000		
			OTHER	0	0		
			TOTAL	577,500	515,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90	10 0.90		12 X 16	30.30	5,200
SHF	A	1.00	10 0.90		7 X 10	0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/4/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/4/2018	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	7/19/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,509	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	1,509		19.29	29,101
\$NLA(RCN)	\$258	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,509	2015	198.44	299,453
				ROOF SHAPE	1	GABLE	1.00	B	DKC	N	DECK-COMPOSITE	216		67.92	14,670
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	390		75.50	29,445
				FLOOR COVER	1	HARDWOOD	1.02	D	ASH	N	ATT SHED	30		26.90	807
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,303.50	9,214
				HEATING/COOLING	9	WARM-COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		6,922.90	6,923
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



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				USE	0		1.00								

TOTAL RCN	389,614	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	2015 / 7		
COND	4 4 %		
FUNC	0		
ECON	0		
DEPR	4 % GD	96	
RCNLD		\$374,000	