

Key: 6602

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.767

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CURRENT OWNER				PARCEL ID				LOCATION			
COX NICHOLAS A REVOC LIV TR & HEATHER GILMOUR-COX REV LIV TR				31.0-8-1				235 COUNTY RD			
235 COUNTY RD				Bourne, MA 02532				TRANSFER HISTORY			
								DOS T SALE PRICE BK-PG (Cert)			
				COX NICHOLAS A REVOC LIV				05/12/2020 F 100 32898-338			
				COX NICHOLAS A ETUX				11/18/2015 QS 557,500 29282-36			
				MARSHALL PETER				04392-00020			

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 %
EXB-22-815	12/08/2022	14	SOLAR	29,536			100 100
EXB-22-566	09/02/2022	14	SOLAR	42,394			100 100
B-20-170	06/24/2020	8	POOL	75,100	04/26/2022		100 100
17966	11/28/2017	4	DETACH.STRUC	4,500	04/11/2018	BC	100 100
16707	08/17/2016	4	DETACH.STRUC	100,000	04/11/2018	BC	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	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	3,582	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		55,470

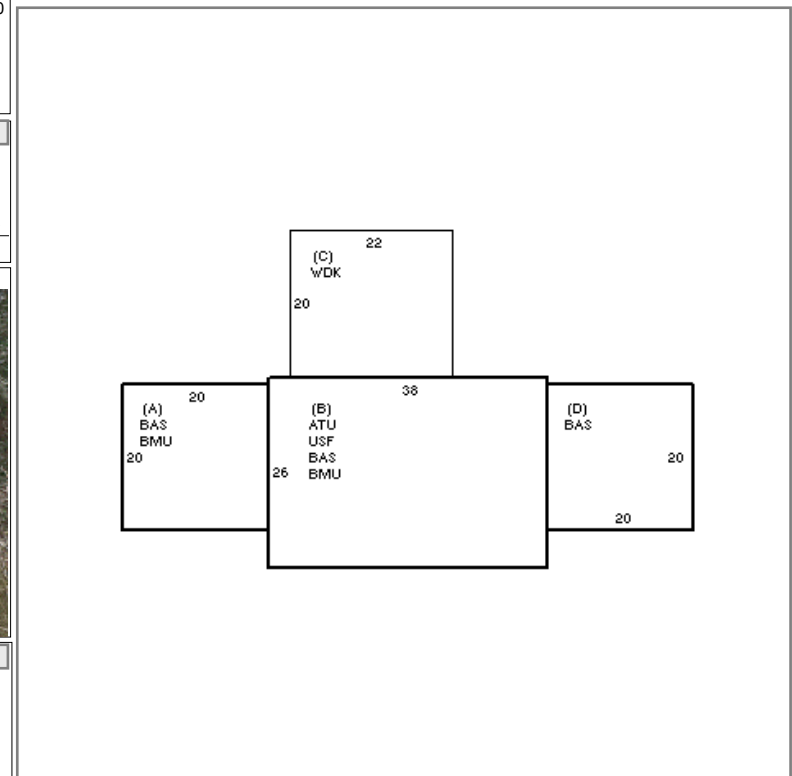
TOTAL	4.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE 12X12 shf attached to stable	LAND		261,000	230,900		
Infl1	AVG		BUILDING		614,000	543,300		
N_Index	AVG		DETACHED		75,200	71,600		
		OTHER		0	0			
TOTAL				950,200	845,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90	10 0.90	12 X 16	2017	192 30.30	5,200
STB	S	3.00	10 0.90	24 X 24	2017	576 72.60	37,600
SHF	S	3.00	10 0.90	12 X 12	2017	144 49.27	6,400
IPG	E	1.90	10 0.90	16 X 32	2020	512 56.46	26,000



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/11/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/22/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,776	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,388		37.25	51,703
\$NLA(RCN)	\$235	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	B	USF	L	UPPER STORY FIN	988	1986	125.52	124,013
				ROOF SHAPE	2	HIP	1.02	B	ATU	N	ATTIC UNF	988		48.21	47,636
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	440		24.90	10,958
				FLOOR COVER	2	SOFTWOOD	1.02	+	BAS	L	BASE AREA	1,788	1986	206.52	369,252
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		8,311.25	16,623
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	2		10,271.30	20,543
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	5		2,483.12	12,416
				USE	0		1.00								



BLDG COMMENTS

TOTAL RCN	653,143
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$614,000