Key: 7248

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,400

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NANCE TIMOTHY A ETUX SHARON NANCE PO BOX 731 MONUMENT BEACH, MA 02553	34.2-46-0	482 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NANCE TIMOTHY A ETUX	11/19/2002	F	10	15938-181
NANCE TIMOTHY A	05/29/1998	QS	122,000	11461-104
TAYLOR, KENNETH L. ETAL	12/31/1993	QS	127,000	N/A-N/A

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-21-585	08/23/2021	3	ALT/RENO	3,812			100	100
19347	04/29/2019	15	INSULATE/WEA	4,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	9 1.00	100 1.00	100 1.00	223,915	1.78	A 1.00	R03 0.95			174,270

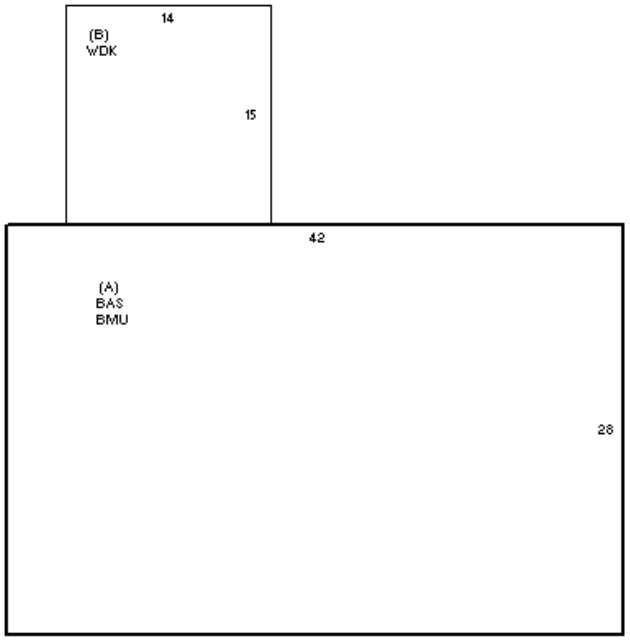
TOTAL	18,992 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,300	154,200
BUILDING	235,300	208,200
DETACHED	12,400	11,800
OTHER	0	0
TOTAL	**422,000**	**374,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	20 X 20		400	40.60	12,200
SHF	A 1.00	A 0.75	8 X 12			0.00	
CAN	A 1.00	A 0.75	3 X 20		60	4.90	200

PHOTO 06/23/2010



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/23/2010	TL
LIST	6/23/2010	TL
REVIEW		

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	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
A	BMU	N	BSMT UNFINISHED	1,176		36.64	43,091
A	BAS	L	BASE AREA	1,176	1973	192.90	226,847
B	WDK	N	WOOD DECK	210		26.03	5,465
	BMF	N	BSMT FINISH	588		44.03	25,888
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	305,571

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$235,300