

Key: 7444

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.600

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NICKERSON ASHLEY B & WENDY M DARLING		35.1-37-0		38 THOM AVE	
38 THOM AVE BOURNE, MA 02532		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		NICKERSON ASHLEY B & PILGRIM BROCK C		09/10/2021 QS	400,000 34459-18
		GRANT GERALD V JR ETUX		11/30/2016 QS	290,000 30124-345
				12/28/2006 QS	313,750 21653-180

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 %
17600	08/02/2017	15	INSULATE/WEA	3,989			100 100
970453	09/12/1997	9	DECK	2,500	05/13/1998	JS	100 100
960484	10/11/1996	4	DETACH.STRUC	18,000	07/01/1997	JC	100 100

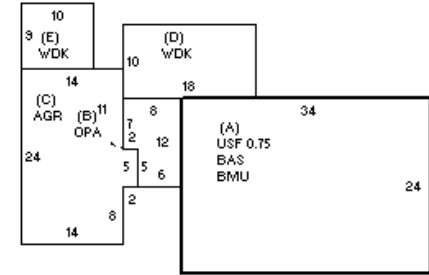
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,300 9		1.00 100	1.00 100	247,485	2.60	A	1.00	R05	1.05	181,570

TOTAL	12,284 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	181,600	160,700			
Infl1	AVG		BUILDING	276,000	244,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		457,600	404,900			

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



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		41.08	33,524
\$NLA(RCN)	\$251	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	816	1978	223.42	182,310
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1978	122.50	74,973
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	86		80.96	6,963
				FLOOR COVER	1	HARDWOOD	1.02	C	AGR	N	ATT GARAGE	346		78.64	27,209
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	270		29.18	7,879
				HEATING/COOLING	2	HOT WATER	1.02		BSF	N	BSMT SEMI-FIN	408		20.72	8,452
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	358,431
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	\$276,000