Key: 750

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 751

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLINS JOHN H & KATHLEEN TRS COLLINS LIVING TRUST PO BOX 303 SAGAMORE BEACH, MA 02562	4.3-156-0	2 NUOVO DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS JOHN H & KATHLEEN	11/14/2017	F	1	30895-18
COLLINS JOHN H ETUX	12/22/2016	QS	370,000	30187-178
MCGANN ROBERT C ETUX	07/13/2009	QS	345,000	23885-65

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-22-845	12/14/2022	15	INSULATE/WEA	3,196			100	100
19654	07/25/2019	3	ALT/RENO	15,598	09/19/2019	TL	100	100
19437	05/23/2019	3	ALT/RENO	16,300	09/19/2019	TL	100	100
19124	02/21/2019	3	ALT/RENO	37,150	09/19/2019	TL	100	100

LAND

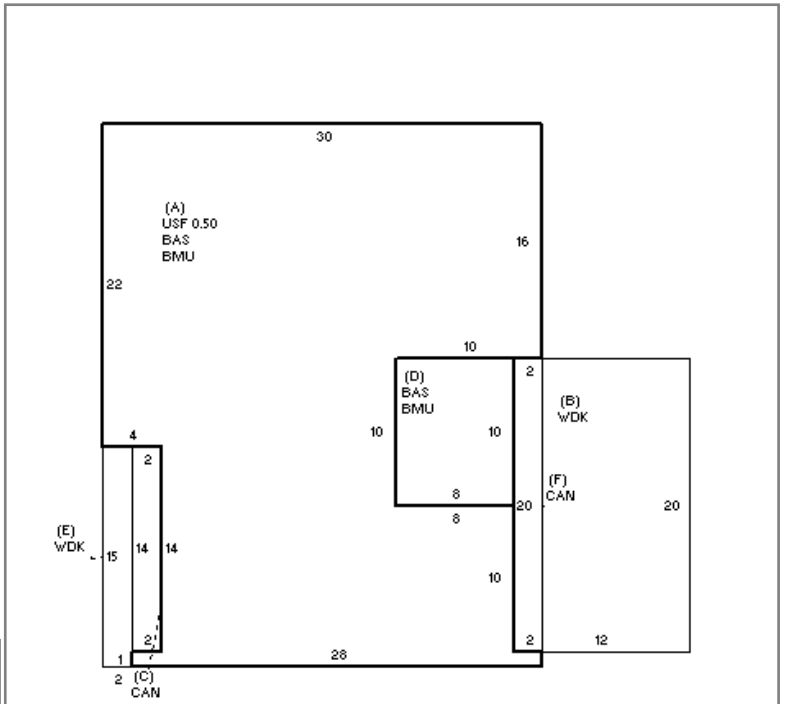
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,200	1 1.00	100 1.00	100 1.00	294,625	1.51	A 1.00	R05 1.25			237,540

TOTAL	23,217 SF	ZONING	1	FRNT	159

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	237,500	210,200
BUILDING	291,100	257,600
DETACHED	1,700	1,600
OTHER	0	0
TOTAL	**530,300**	**469,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 14		112	16.42	1,700

PHOTO 09/19/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/21/2021	NMP
LIST	9/19/2019	TL
REVIEW		

YEAR BLT	1983	SIZE ADJ	1.015
NET AREA	1,478	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.160

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,012		42.93	43,448
+	BAS	L	BASE AREA	1,012	1983	226.02	228,734
A	USF	L	UPPER STORY FIN	466	1983	129.55	60,371
+	WDK	N	WOOD DECK	298		30.49	9,087
C	CAN	N	CANOPY	28		16.06	450
F	CAN	N	CANOPY	40		16.07	643
	FIX	O	XTRA FIXTURES	3		2,507.47	7,522
	MST	O	MAS/METAL STACK	1		4,699.00	4,699

TOTAL RCN	354,954

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

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	$291,100