

Key: 7739

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.896

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MESSINA SUZAN TRS BTM IRREVOCABLE TRUST 25 NORTH SHORE RD WINDHAM, NH 03087				37.4-20-0				26 PIER VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MESSINA SUZAN TRS				10/15/2020	H	515,000	33360-345				
NUGENT PAUL F				05/30/1991	XX		07550-00286				

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	%
E-21-387	06/08/2021	3	ALT/RENO	6,000	04/21/2022	TL	100	100
SR-21-28	05/27/2021	4	DETACH.STRUC	10,000	04/21/2022	TL	100	100
PL-21-105	03/29/2021	3	ALT/RENO	9,000	04/21/2022	TL	100	100
EXB-21-222	03/26/2021	15	INSULATE/WEA	5,055			100	100

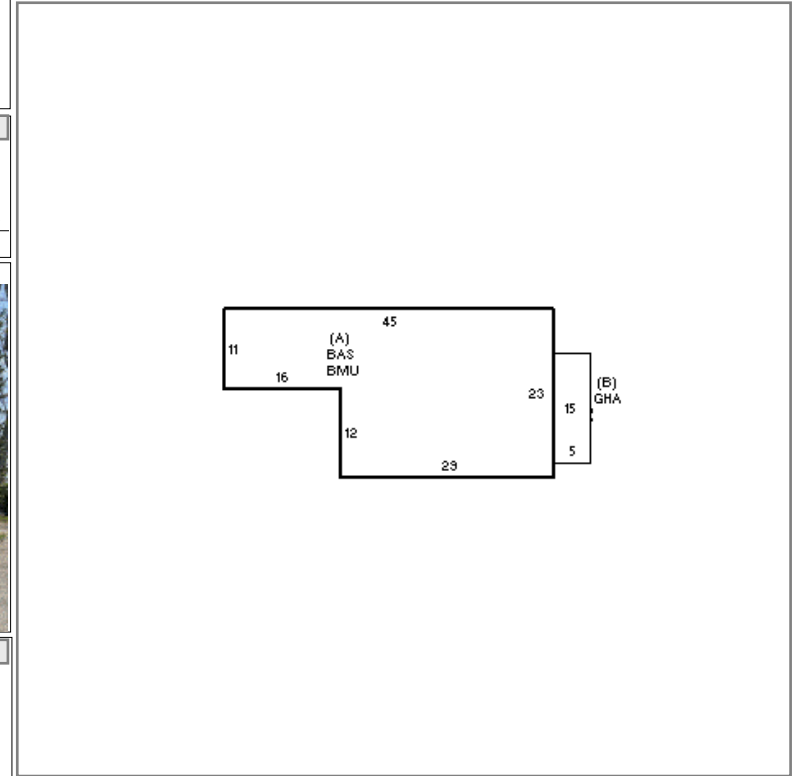
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,489	11	1.00	100	1.00	100	1.00	942,800	4.08	A	1.00	BGD	4.00			661,500

TOTAL	7,492 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	661,500	585,500
Infl1	AVG		BUILDING	204,400	180,900			
N_Index	AVG		DETACHED	18,600	17,800			
			OTHER	0	0			
			TOTAL	884,500	784,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60	12 X 20+5 X	300	46.93	8,400
CBN	S	3.00	10 0.90	6 X 20	2021	120	94.50
							10,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/15/2021	RP
MODEL	1		RESIDENTIAL	LIST	1/15/2021	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	4/21/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1946	SIZE ADJ	1.020
NET AREA	843	DETAIL ADJ	1.000
\$NLA(RCN)	\$264	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	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	2	CLAPBOARD	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	843		37.88	31,935
A	BAS	L	BASE AREA	843	1946	206.01	173,669
B	GHA	N	ATT GREENHOUSE	75		40.34	3,025
	F11	O	FPL 1S 1OP	1		8,329.70	8,330
	KIT	O	EXTRA KITCHEN	1		5,218.20	5,218

TOTAL RCN	222,177	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$204,400	