Key: 7900

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,062

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NELSON MICHAEL ANTHONY C/O CRONIN JEFF CHRISTOPHER 94 FOSTER ST CAMBRIDGE, MA 02138	38.2-29-0	44 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CRONIN JEFF CHRISTOPHER	05/19/2023	F	10	(232960)
NELSON MICHAEL ANTHONY	01/27/2020	F	100	(221730)
TYO KEVIN LAWRENCE &	04/30/2018	F	100	(216039)

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	%
17466	06/19/2017	15	INSULATE/WEA	3,598			100	100
06135	03/07/2006	3	ALT/RENO	11,000	06/07/2006	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	20,650	11 1.00	100 1.00	100 1.00	271,055	1.66	A 1.00	R07 1.15			213,930

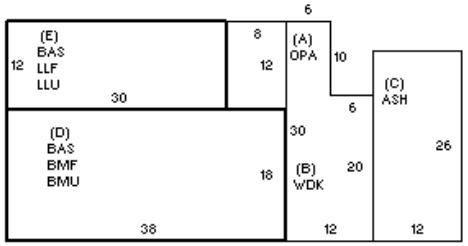
TOTAL	20,647 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	213,900	181,100
BUILDING	248,800	223,000
DETACHED	0	0
OTHER	0	0
TOTAL	**462,700**	**404,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/17/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2017	DB
LIST	3/9/2017	EST
REVIEW	2/16/2021	TL

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	4	VINYL	1.00
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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		67.84	6,512
B	WDK	N	WOOD DECK	300		24.45	7,335
C	ASH	N	ATT SHED	312		19.67	6,136
D	BMU	N	BSMT UNFINISHED	684		43.45	29,720
D	BMF	N	BSMT FINISH	684		41.36	28,289
+	BAS	L	BASE AREA	1,044	1971	181.21	189,180
E	LLU	N	LOWER LEVEL UNF	360		38.94	14,017
E	LLF	L	LOWER LEVEL FIN	360	1971	66.27	23,856
	F12	O	FPL 1S 2OP	1		7,948.10	7,948
	FIX	O	XTRA FIXTURES	3		2,010.30	6,031

TOTAL RCN	319,023

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$248,800