

Key: 7932

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.094

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
NIXON GEORGE F & JANE NIXON PO BOX 3821 POCASSET, MA 02559		38.2-61-0	21 BENNETS NECK DR	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)
		10/07/2005	F	1 (178177)
		01/05/1993	QS	110,000 (128947)

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-23-207	04/07/2023	3	ALT/RENO	9,200	08/22/2023	SL	100 100

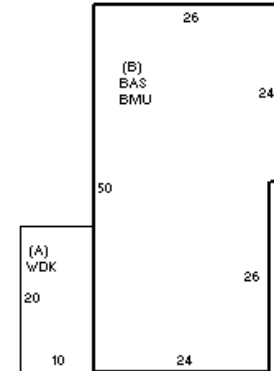
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,660	11	1.00	100 1.00	271,055	1.81	A	1.00	R07	1.15	210,340

TOTAL	18,644 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	210,300	178,100
Infl1	AVG		BUILDING	246,900	219,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	457,200	397,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/22/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/22/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1970	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	301,130			
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	200		35.85	7,171	CONDITION ELEM	CD			
\$NLA(RCN)	\$241	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,248		32.75	40,872	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,248	1970	192.71	240,501	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,219.70	8,220	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		2,183.05	4,366	BATHS	G			
				INT. FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
				USE	0		1.00													
																	EFF.YR/AGE	2001 / 21		
																	COND	18 18 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	18	% GD	82
																	RCNLD	\$246,900		