

Key: 8038

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.201

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|-------------|--|-----------------------|--|--|--|
| FERGUSON NANCY PERKINS 225 RIVER STREET NORWELL, MA 02061 | | | | 38.3-57-0 | | | | 42 WENAUMET BLUFFS DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| FERGUSON NANCY PERKINS | | | | 05/03/2019 | F | 1 31995-274 | | | | | |
| FERGUSON GAR FIELD | | | | 08/08/1980 | F | 1 3134-0290 | | | | | |

| 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 | % |
| 910644 | 12/23/1991 | 4 | DETACH.STRUC | 10,000 | 09/09/1993 | CP | 100 | 100 |

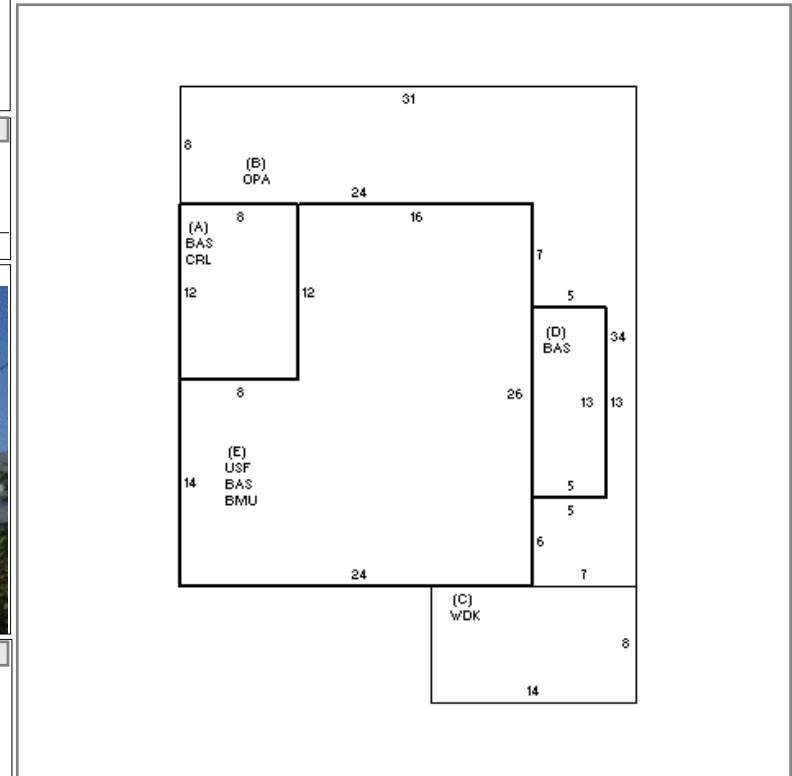
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----------|------|-----|------|------------|-----------|
| 100 | S | 7,950 | 11 | 1.00 | 100 | 1.00 | 1,414,200 | 3.86 | A | 1.00 | BSP 6.00 | 996,610 |

| | | | | | | | | |
|---------|----------|--------|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 7,971 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 996,600 | 882,000 | | | |
| Infl1 | AVG | | BUILDING | 215,400 | 190,600 | | | |
| N_Index | AVG | | DETACHED | 10,900 | 10,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,222,900 | 1,082,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------------|
| GFU | A | 1.00 | 50 0.50 | 22 X 24 | 1991 | 528 | 41.10 10,900 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/4/2008 | JH |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/4/2008 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 9/10/2008 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1920 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 269,290 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,217 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | CRL | N | BSMT CRAWL | 96 | | 35.47 | 3,405 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$221 | OVERALL | 1.020 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | OPA | N | OPEN PORCH | 365 | | 60.93 | 22,239 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 112 | | 40.91 | 4,582 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 689 | 1920 | 213.55 | 147,139 | KITCHEN | A | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | E | BMU | N | BSMT UNFINISHED | 528 | | 47.66 | 25,162 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | USF | L | UPPER STORY FIN | 528 | 1920 | 113.92 | 60,148 | HEAT | A | | |
| | | | | HEATING/COOLING | 6 | GRAVITY | 0.98 | | FIX | O | XTRA FIXTURES | 3 | | 2,204.83 | 6,615 | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1999 / 23 |
| | | | | | | | | | | | | | | | | | | COND | 20 20 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 20 % GD 80 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$215,400 |