

Key: 8101

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.267

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
PERKINS NANCY L 12 HOOSIC DRIVE CANTON, MA 02021				38.3-122-0				30 NORTH SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERKINS NANCY L CHAPIN BARBARA E				10/03/2011	T XX	633,950	25725-95 02104-0139				

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	%
900195	05/03/1990	6	FENCE	700	01/01/1991	HS	100	100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,828	11	1.00	100	1.00	589,250	2.91	A	1.00	BA+	2.50	426,530

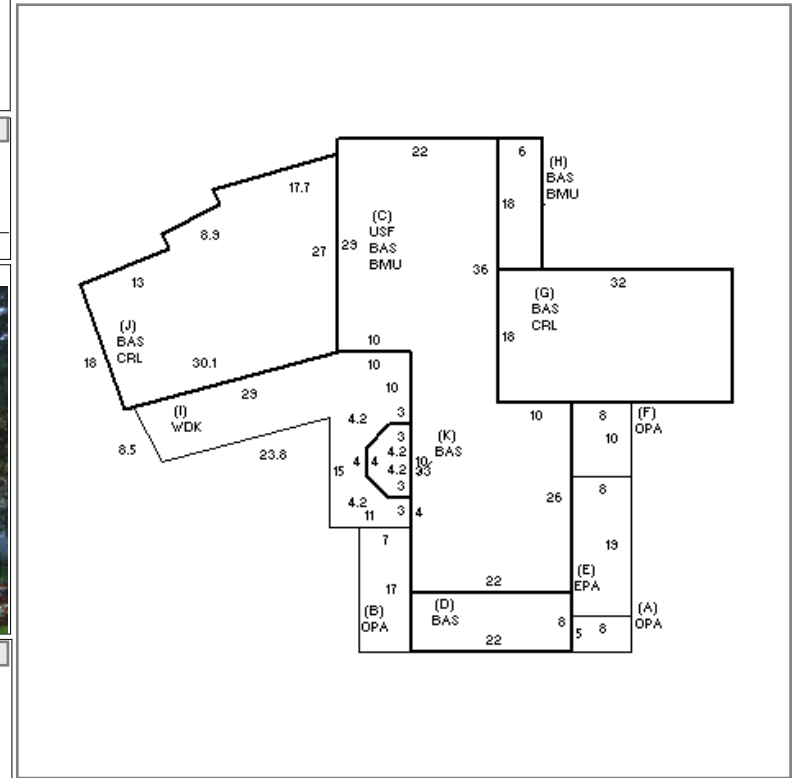
TOTAL	10,828 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	426,500	332,200			
Infl1	AVG		BUILDING	769,700	681,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,196,200	1,013,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/4/2008	JH
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/11/2008	KEO
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	0.985
NET AREA	4,275	DETAIL ADJ	1.000
\$NLA(RCN)	\$196	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	11	1.00	
BEDROOMS	6	1.00	
BATHROOMS	3	1.00	
FIXTURES	14	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	239		65.13	15,566
+	BMU	N	BSMT UNFINISHED	1,402		35.35	49,566
C	USF	L	UPPER STORY FIN	1,294	1900	115.06	148,883
+	BAS	L	BASE AREA	2,981	1900	181.98	542,470
E	EPA	N	ENCLOSED PORCH	152		81.67	12,413
+	CRL	N	BSMT CRAWL	1,352		19.73	26,675
I	WDK	N	WOOD DECK	429		23.64	10,140
	F21	O	FPL 2S 1OP	1		9,748.50	9,749
	FIX	O	XTRA FIXTURES	9		2,356.67	21,210

TOTAL RCN	836,671
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	\$769,700