Key: 812

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 812

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NILAND GARRETT W & JEAN C NILAND 33 HAVEN WAY ASHLAND, MA 01721	4.4-65-0	54 MAYFLOWER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NILAND GARRETT W &	10/31/2006	QS	494,000	21488-222
WHITTINGTON RICHARD P &	01/16/2004	QS	450,000	18135-134
LEFEBVRE RONALD G AND BAR		X		11908-52

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	%
181025	11/27/2018	15	INSULATE/WEA	10,598			100	100
950443	09/11/1995	9	DECK	2,000	07/29/1996	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,643	1 1.00	100 1.00	100 1.00	518,540	4.00	A 1.00	BA+ 2.20			364,360

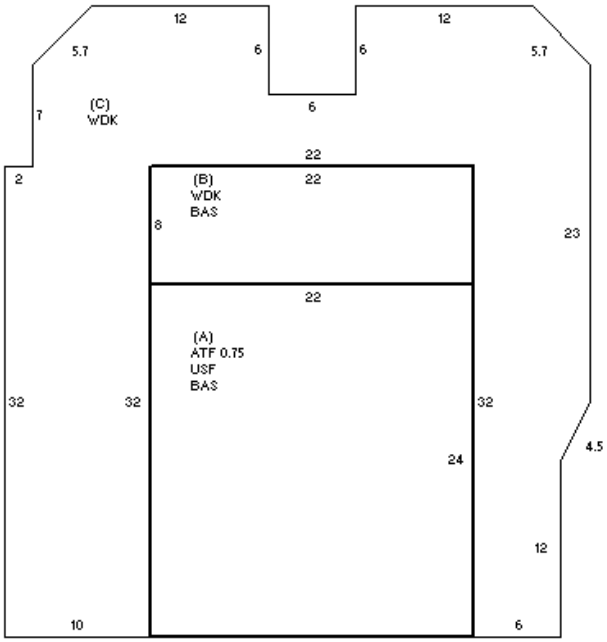
TOTAL	7,623 SF	ZONING	1	FRNT	73
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	364,400	322,500
BUILDING	210,300	186,100
DETACHED	7,600	7,200
OTHER	0	0
TOTAL	**582,300**	**515,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	12 X 18		216	46.93	7,600

PHOTO 02/13/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2021	NMP
LIST	2/13/2018	EST
REVIEW	1/2/2019	DB

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
$NLA(RCN)	$225	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	704	1930	217.74	153,290
A	USF	L	UPPER STORY FIN	528	1930	116.15	61,327
A	ATF	N	ATTIC FINISH	396		65.53	25,950
+	WDK	N	WOOD DECK	1,090		22.55	24,577
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	1		2,248.40	2,248

TOTAL RCN	276,691

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$210,300