Key: 8199

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,358

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAKASHIAN ROBERT H & KATHLEEN GILES 42 TUCKER LANE MARION, MA 02738	38.3-232-0	3 OYSTER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NAKASHIAN ROBERT H &	08/08/2022	QS	1,168,000	35295-50
BASS GILBERT S &	08/08/2022	F	1	35295-42
NAKASHIAN RICHARD N	08/18/2015	N		29081-86

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

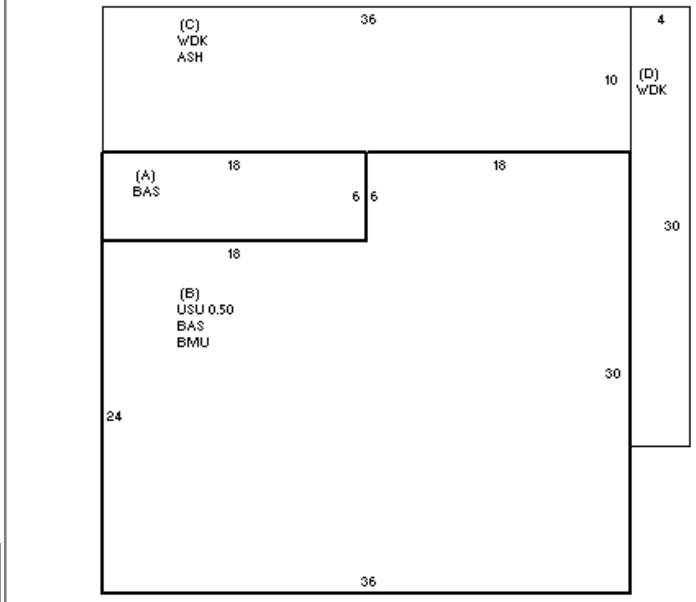
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-661	09/21/2021	3	ALT/RENO	14,000			100	100
		4	DETACH.STRUC		01/14/2020	RP	100	100
		12	CYCLICAL		02/20/2018	DB	100	100
05660	09/26/2005	9	DECK	10,000	10/13/2007	JB	100	100
02022	01/18/2002	4	DETACH.STRUC	25,000	11/20/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,927	11 1.00	100 1.00	100 1.00	942,800	1.31	A 1.00	REX 4.00			789,770

TOTAL	27,927 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	Chaper 91 license not on file #76-8 Chgnd Floating dock size, per chapter 91 license / marshlands		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	789,800	699,000
BUILDING	238,200	210,800
DETACHED	40,200	96,800
OTHER	77,200	0
TOTAL	**1,145,400**	**1,006,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	24 X 24		576	36.34	10,500
PPD	A 1.00	50 0.50	4X18+4X40		232	181.20	21,000
FLD	A 1.00	50 0.50	6X24 (2)		288	60.40	8,700

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2021	RP
LIST	8/19/2021	EST
REVIEW	5/18/2023	RP

YEAR BLT	1968	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	4	FLR/WALL(FULL)	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,080	1968	212.38	229,372
B	BMU	N	BSMT UNFINISHED	972		40.34	39,214
B	USU	N	UPPER STORY UNF	486		51.82	25,184
C	ASH	N	ATT SHED	360		23.05	8,298
+	WDK	N	WOOD DECK	480		23.63	11,343

TOTAL RCN	313,410
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			$238,200

Key: 8199

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,359

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAKASHIAN ROBERT H & KATHLEEN GILES 42 TUCKER LANE MARION, MA 02738	38.3-232-0	3 OYSTER LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

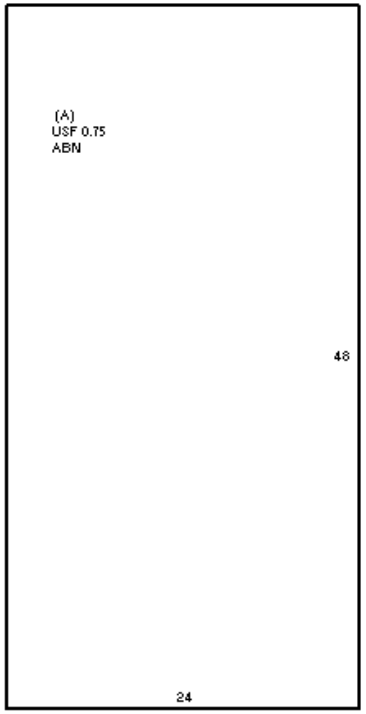
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	77,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	0.75	GARAGE W/QTRS [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/18/2023	RP
LIST	5/18/2023	EST
REVIEW	5/18/2023	RP

YEAR BLT	2002	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$105	OVERALL	0.540

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ABN	N	ATT BARN	1,152		32.10	36,977
A	USF	L	UPPER STORY FIN	864	2002	62.26	53,791

TOTAL RCN	90,768
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	
BATHS	
HEAT	
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$77,200