

Key: 8753

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.930

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EVANS NANCY HASTINGS ETALS NANCY TAY RHOADS 512 WINTERBERRY LANE DUXBURY, MA 02332				41.0-21-0				221 SOUTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
EVANS NANCY HASTINGS ETAL				12/30/2016	H	1,200,000		30204-204			
JENKINS DAVID B TR OF				08/25/2006	F	21297-26		1			
JENKINS DAVID B				05/13/1991	XX	7582-273					

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50		2,093,700
300	A	2,043	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		249,760

TOTAL	3.880 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE Land LPI corrected for consistency for FY23	LAND	2,343,500	2,073,600			
Infl1	AVG		BUILDING	195,000	183,100			
N_Index	AVG		DETACHED	4,300	4,100			
			OTHER	104,400	93,500			
TOTAL				2,647,200	2,354,300			

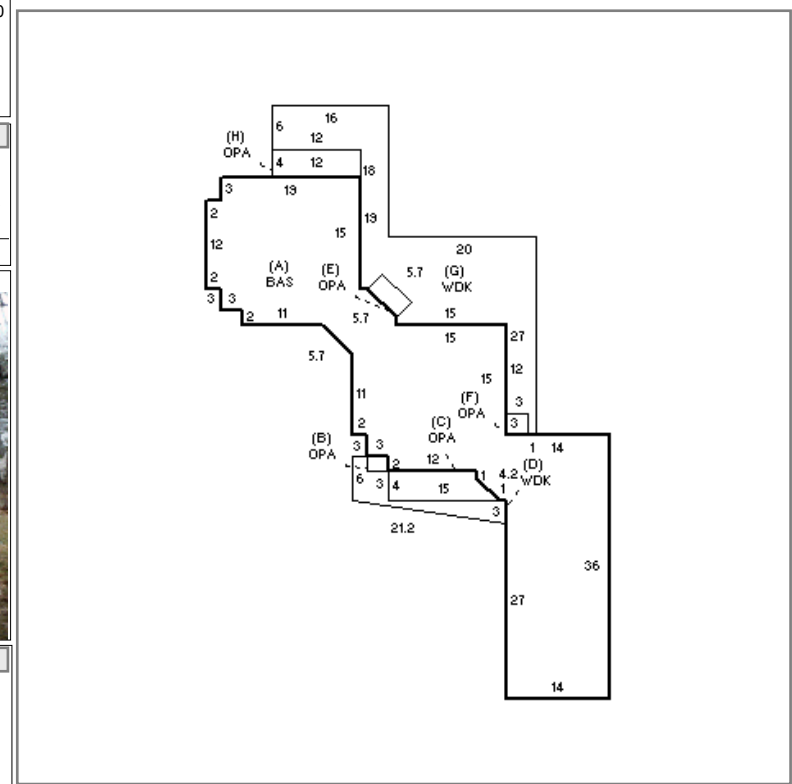
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	12X22	2016	264	18.28	4,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/11/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/27/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1090	100	MULTIPLE DWELLING			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-534	08/19/2022	3	ALT/RENO	6,500	03/27/2023	SL	100	100
16636	07/27/2016	4	DETACH.STRUC	10,000	08/30/2016	TL	100	100
01132	03/28/2001	3	ALT/RENO	25,000	11/14/2001	HS	100	100
890534	08/28/1989	3	ALT/RENO	30,000	11/18/1991		100	100



YEAR BLT	1965	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	270,803		
NET AREA	1,343	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,343	1965	181.26	243,435	CONDITION ELEM	CD		
\$NLA(RCN)	\$202	OVERALL	0.950	EXT COVER	10	VERT BOARD	1.00	+	OPA	N	OPEN PORCH	132		66.16	8,733	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	+	WDK	N	WOOD DECK	506		20.60	10,422	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.02		FIX	O	XTRA FIXTURES	4		2,053.38	8,214	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	A		
				INT. FINISH	4	WALL BOARD	0.96									HEAT	O		
				HEATING/COOLING	5	ELECTRIC BB	0.98									ELECT	O		
				FUEL SOURCE	3	ELECTRIC	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$195,000

Key: 8753

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.931

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
EVANS NANCY HASTINGS ETALS NANCY TAY RHOADS 512 WINTERBERRY LANE DUXBURY, MA 02332		41.0-21-0		221 SOUTH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


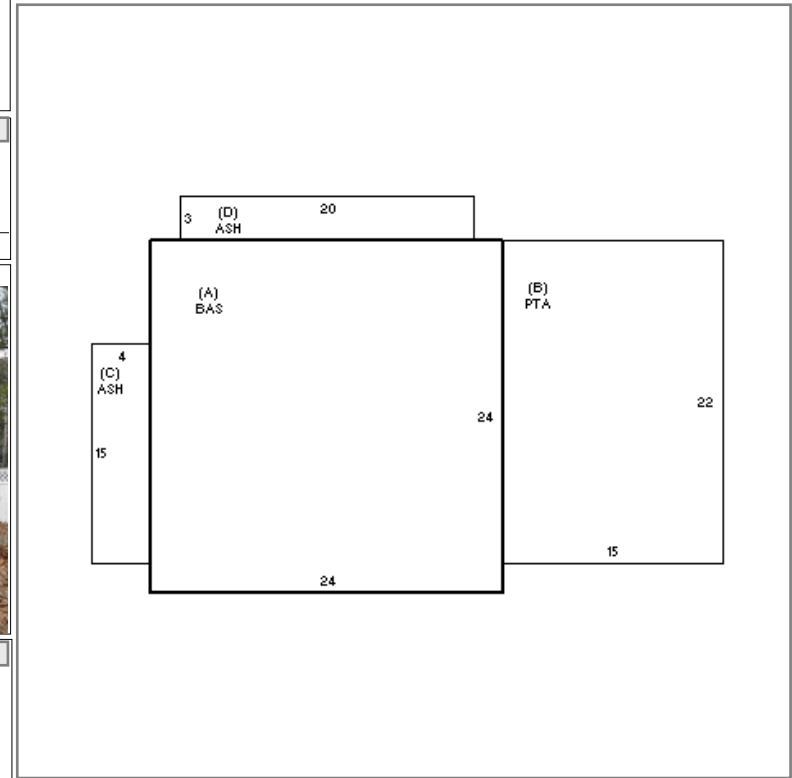
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	104,400	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/24/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/24/2017	BC
MODEL	1		RESIDENTIAL	LIST	10/11/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/11/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	124,264		
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	576	2001	203.76	117,368	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	0.920	EXT COVER	10	VERT BOARD	1.00	B	PTA	N	PATIO	330		12.76	4,211	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	C	ASH	N	ATT SHED	60		22.38	1,343	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ASH	N	ATT SHED	60		22.38	1,343	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.98									ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
				USE	0		1.00												
																	EFF.YR/AGE	2003 / 19	
																	COND	16 16 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	16 % GD 84	
																	RCNLD	\$104,400	