

Key: 9379

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.593

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NUNES ELEANOR M C/O RICHARD A NUNES 12 WALKER AVE TAUNTON, MA 02780-2326				43.3-88-0				20 MASSASOIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NUNES ELEANOR M				06/04/2004	F		18680-225				
NUNES ELEANOR M				02/07/1995	XX		9550-340				

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	%
910438	10/02/1991	3	ALT/RENO	3,800	02/01/1992	HS	100	100
910439	10/02/1991	3	ALT/RENO	3,200	02/01/1992	HS	100	100
910239	05/29/1991	3	ALT/RENO	6,500	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	6,250	11	1.00	100	1.00	100	1.00	671,745	4.83	05	0.95	BG-	3.00		465,780

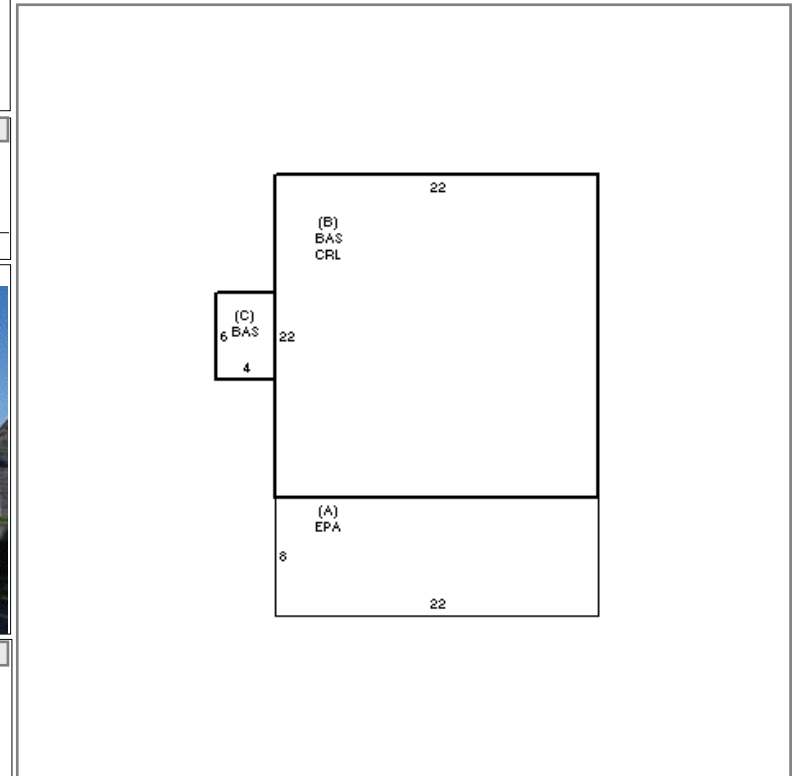
TOTAL	6,229 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	topo - marshland			LAND	465,800	412,200
Infl1	AVG		BUILDING	104,500	92,500			
N_Index	AVG		DETACHED	2,200	2,000			
			OTHER	72,800	64,400			
						TOTAL	645,300	571,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X18		180	15.95	2,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/10/2008	EST
STYLE	1	0.94	RANCH [95%]	REVIEW	9/12/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	137,521		
NET AREA	508	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	176		73.62	12,956	CONDITION ELEM	CD		
\$NLA(RCN)	\$271	OVERALL	0.978	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	484		25.63	12,403	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	484	1920	216.61	104,839	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	24	1920	216.60	5,198	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	1		2,124.80	2,125	BATHS	A		
				INT. FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$104,500

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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	%

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	72,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/10/2008	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/12/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	95.758	
NET AREA	396	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	264		48.27	12,744	CONDITION ELEM	CD	
\$NLA(RCN)	\$242	OVERALL	0.740	EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	396		25.35	10,039	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	396	1900	160.68	63,630	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	198		31.28	6,193	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		1,575.85	3,152	BATHS	A	
				INT. FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	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		1	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1995 / 27																
COND	24	24 %																
FUNC	0																	
ECON	0																	
DEPR	24	% GD	76															
RCNLD				\$72,800														