Key: 9434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,652

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIMMONS RAYMOND E TR OF NICHOLAS REALTY TRUST PO BOX 825 BRYANTVILLE, MA 02327-0825	43.3-149-0	23 PENOBSCOT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SIMMONS RAYMOND E TR OF	11/15/1996	QS	102,000	10483-108
NUGENT RICHARD W &	08/01/1989	O	115,000	N/A-N/A

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	%
EXB-21-558	08/12/2021	3	ALT/RENO	500	07/10/2023	SL	0	0
19933	10/04/2019	3	ALT/RENO	3,000			100	100
		12	CYCLICAL		06/06/2016	TL	100	100

LAND

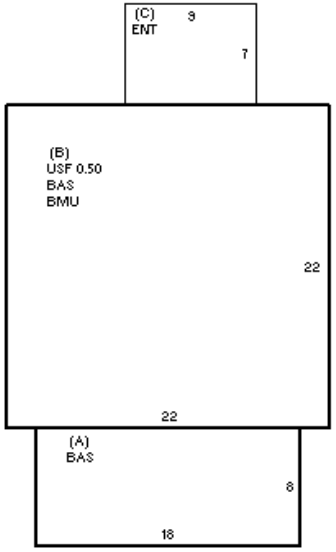
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	11 1.00	100 1.00	100 1.00	518,540	5.97	A 1.00	BA- 2.20			355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	355,200	314,400
BUILDING	162,700	144,000
DETACHED	8,500	11,300
OTHER	0	0
TOTAL	**526,400**	**469,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	20 X 22		440	38.49	8,500

PHOTO 06/28/2022

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	6/28/2022	SL
LIST	6/28/2022	EST
REVIEW	7/10/2023	SL

YEAR BLT	1947	SIZE ADJ	1.020
NET AREA	870	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	6	SHAKES	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	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	628	1947	235.65	147,985
B	BMU	N	BSMT UNFINISHED	484		52.59	25,452
B	USF	L	UPPER STORY FIN	242	1947	125.70	30,420
C	ENT	N	ENCLOSED ENTRY	63		85.48	5,385
	FIX	O	XTRA FIXTURES	2		2,432.75	4,866

TOTAL RCN 214,108

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	uc	
ECON	0		
DEPR	24	% GD	76

RCNLD $162,700