Key: 9776

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,010

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ST PETER RAYMOND & LYNDA 53 FAIRGROUNDS ROAD NANTUCKET, MA 02554	44.1-74-0	154 WILLIAMS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ST PETER RAYMOND & LYNDA	08/30/2019	QS	290,000	32261-255
KING KELLY J	06/03/2015	QS	229,000	28914-142
BOWMAN ROBERT J &	08/27/2014	U	60,000	28346-347

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	%
14731	09/03/2014	3	ALT/RENO	22,000	03/19/2015	TL	100	100

LAND

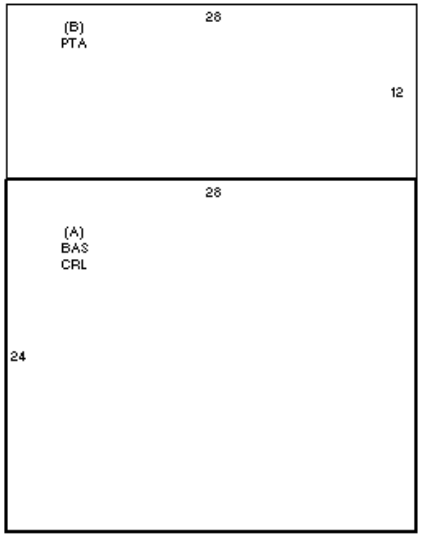
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	318,195	3.84	A 1.00	PGD 1.35			224,340

TOTAL	8,015 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	224,300	183,800
BUILDING	168,900	149,500
DETACHED	0	0
OTHER	0	0
TOTAL	**393,200**	**333,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	A 0.75	8X10			0.00	

PHOTO 04/06/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/19/2015	TL
LIST	9/9/2018	EST
REVIEW	9/9/2020	RP

YEAR BLT	1946	SIZE ADJ	1.020
NET AREA	672	DETAIL ADJ	1.000
$NLA(RCN)	$251	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	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
A	CRL	N	BSMT CRAWL	672		26.69	17,934
A	BAS	L	BASE AREA	672	1946	214.29	144,003
B	PTA	N	PATIO	336		14.13	4,747
	FIX	O	XTRA FIXTURES	1		2,212.80	2,213

TOTAL RCN	168,896

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$168,900