

Key: 10497

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.740

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS DAVID 13 PARK ST UNIT 4 DORCHESTER, MA 02122				48.0-65-0				6 WARD SWIFT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS DAVID				05/04/2020	F	1	32879-46				
DAVID LLC				08/31/2017	U	300,000	30739-340				
RODRIGUES ANTERO P				10/21/2013	F	100	27771-237				

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 %
200038	01/20/2000	4	DETACH.STRUC	12,000	11/15/2000	TL	100 100
970274	06/04/1997	3	ALT/RENO	6,000	05/14/1998	JS	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,200	14	1.00	100 1.00	235,700	2.04	A	1.00	R04	1.00	179,050

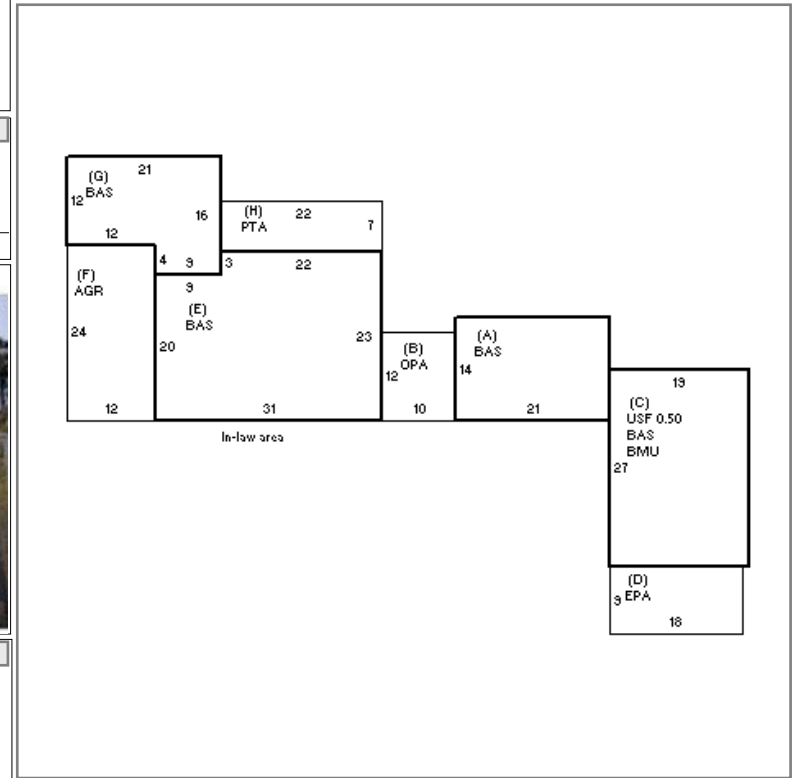
TOTAL	16,204 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE overlooks cranberry bogs	LAND	179,100	158,500			
Infl1	AVG		BUILDING	404,000	357,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		583,100	516,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/28/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	448,871
NET AREA	2,038	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,781	1900	185.12	329,701		
\$NLA(RCN)	\$220	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	120		71.72	8,606		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	513		48.11	24,681		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	257	1900	115.00	29,556		
				FLOOR COVER	1	HARDWOOD	1.02	D	EPA	N	ENCLOSED PORCH	162		77.13	12,494		
				INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	288		72.95	21,010		
				HEATING/COOLING	1	FORCED AIR	1.00	H	PTA	N	PATIO	154		14.75	2,271		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5		2,225.86	11,129			
				USE	0		1.00	KIT	O	EXTRA KITCHEN	1		5,250.00	5,250			
								MST	O	MAS/METAL STACK	1		4,171.40	4,171			

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$404,000	