Key: 1235

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,244

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RAY GEOFFREY B & PATRICIA TRS GEOFFREY & PATRICIA RAY REV TR PO BOX 14 SAGAMORE BEACH, MA 02562	7.0-47-2	275 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RAY GEOFFREY B & PATRICIA	08/09/2018	F	1	31454-228
RAY GEOFFREY B &	02/15/1985	QS	25,000	4420-16

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

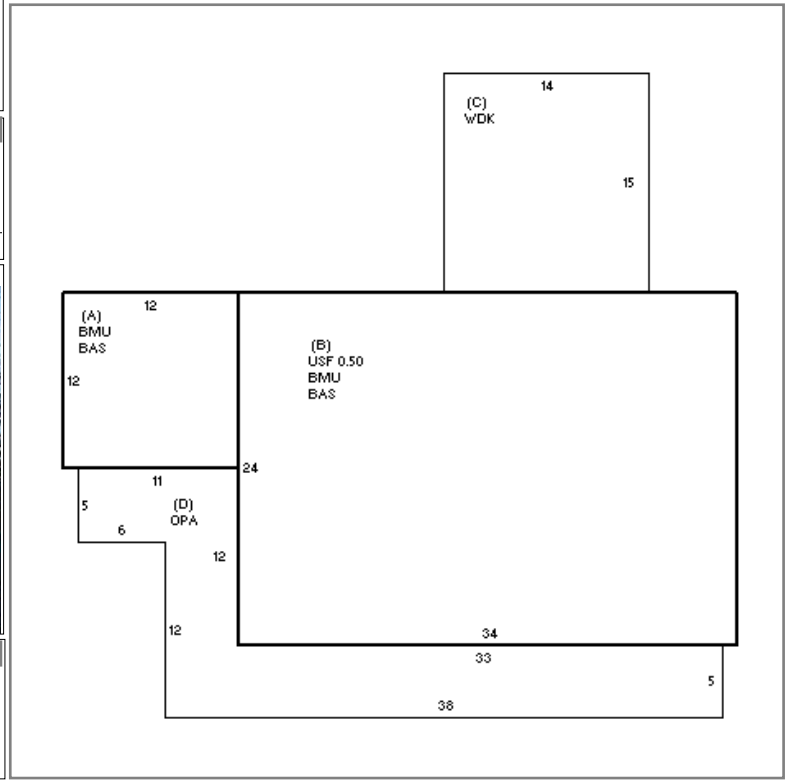
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
990386A	06/24/1999	9	DECK	3,000	02/22/2000	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,365	1 1.00	100 1.00	100 1.00	259,270	1.26	A 1.00	R04 1.10			219,660

TOTAL	29,359 SF	ZONING	1	FRNT	154
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	219,700	194,400
BUILDING	270,100	239,000
DETACHED	12,500	11,900
OTHER	0	0
TOTAL	**502,300**	**445,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	18 X 24		432	38.49	12,500
APO	A 1.00	10 0.90	16' DIA			0.00	

PHOTO 12/17/1999

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	1/20/2022	NMP
LIST	12/20/2016	EST
REVIEW	12/20/2016	TL

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,368	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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	960	1985	223.42	214,483
+	BMU	N	BSMT UNFINISHED	960		41.08	39,440
B	USF	L	UPPER STORY FIN	408	1985	123.97	50,579
C	WDK	N	WOOD DECK	210		29.18	6,128
D	OPA	N	OPEN PORCH	280		66.31	18,566
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	346,318
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$270,100