Key: 1350

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.355

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALLACE TERRIE L 6 HUNTERS RIDGE RD SAGAMORE BEACH, MA 02562	7.1-32-0	6 HUNTERS RIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALLACE TERRIE L	05/27/2011	QS	237,000	(194362)
JBC INVESTMENTS LLC	02/25/2011	S	138,000	(193689)
HSBC MORTGAGE CORP USA	09/07/2010	L	158,549	(192375)

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	%
11193	04/22/2011	3	ALT/RENO	11,000			100	100
04579	07/29/2004	10	WOODSTOVE		04/04/2005	TL	100	100

LAND

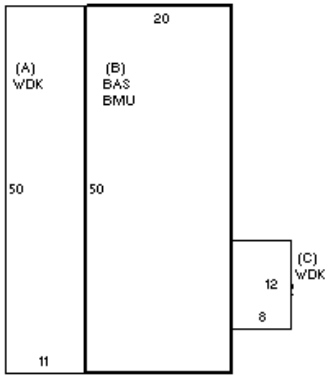
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,600	1 1.00	100 1.00	100 1.00	259,270	1.67	A 1.00	R04 1.10			204,540

TOTAL	20,600 SF	ZONING	1	FRNT	83

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Small narrow view of water; combined w/m7.2 p14

ASSESSED	CURRENT	PREVIOUS
LAND	204,500	181,000
BUILDING	213,100	188,600
DETACHED	0	0
OTHER	0	0
TOTAL	**417,600**	**369,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2021

BLDG COMMENTS

BUILDING

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

MEASURE	10/6/2023	SL
LIST	10/6/2023	EST
REVIEW	10/6/2023	SL

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,000	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
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
+	WDK	N	WOOD DECK	646		21.46	13,866
B	BMU	N	BSMT UNFINISHED	1,000		36.64	36,642
B	BAS	L	BASE AREA	1,000	1969	199.27	199,267
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	4		2,139.83	8,559

TOTAL RCN 266,391

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0	uc	
ECON	0		
DEPR	20	% GD	80

RCNLD $213,100