

Key: 136

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 131

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
RYAN TIMOTHY J ETUX RYAN BARBARA J 15 PEAKED CLIFF RD SAGAMORE BEACH, MA 02562				2.3-45-0				15 PEAKED CLIFF RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RYAN TIMOTHY J ETUX				07/13/2017	QS	465,000	30625-98					
SPALDING SUSAN C				06/08/2006	N		21076-46					
SPALDING ROBERT S &				05/15/1996	QS	175,000	10202-328					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,848	1	1.00	100	1.00	100	1.00	R06	1.45		267,910

TOTAL	19,863 SF	ZONING	1	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E 175' frontage on Peaked Cliff, changed address from 6 Vickerson Ave - 8/11	LAND	267,900	237,100			
Infl1	AVG		BUILDING	423,800	375,000			
N_Index	AVG		DETACHED	11,900	11,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>703,600</b>	<b>623,300</b>			

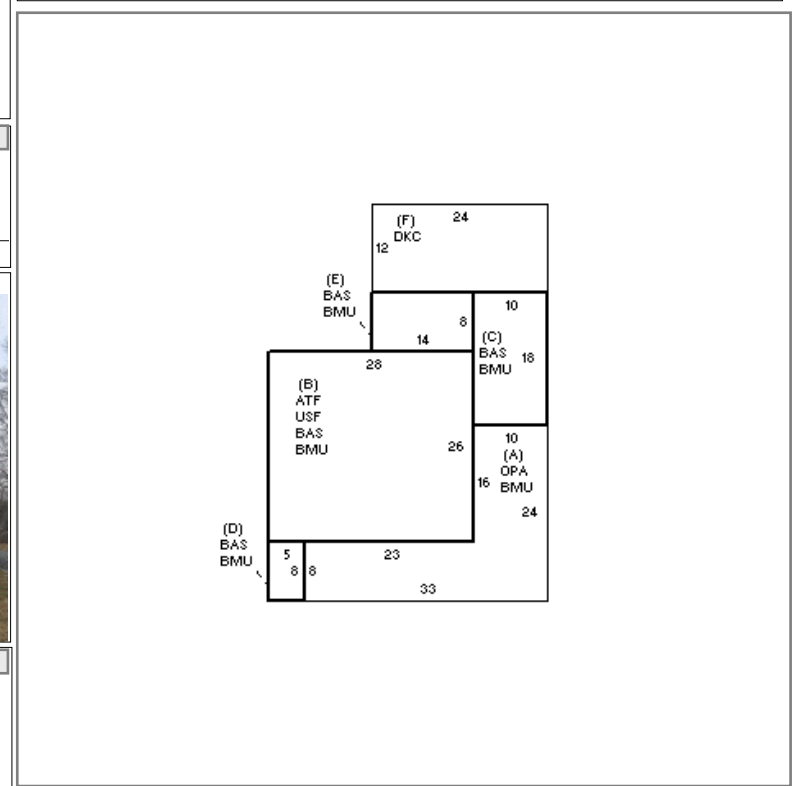
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12 X 16		192	15.95	2,800
CBN	A	1.00	10 0.90 20 X 16		320	31.50	9,100



BUILDING	CD	ADJ	DESC	MEASURE	12/30/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/6/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/25/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1902	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,788	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,484		34.20	50,756
\$NLA(RCN)	\$269	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	OPA	N	OPEN PORCH	424		63.01	26,715
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,060	1902	205.52	217,850
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	728	1902	116.41	84,747
				FLOOR COVER	2	SOFTWOOD	1.02	B	ATF	N	ATTIC FINISH	728		65.68	47,812
				INT. FINISH	2	DRYWALL	1.00	F	DKC	N	DECK-COMPOSITE	288		67.22	19,360
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O		BSMT GARAGE	1		7,631.20	7,631
				FUEL SOURCE	2	GAS	1.00	F31	O		FPL 3S 1OP	1		10,730.60	10,731
				USE	0		1.00	FIX	O		XTRA FIXTURES	7		2,279.91	15,959

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	%
18486	06/11/2018	12	CYCLICAL		08/15/2018	DB	100	100
18419	05/17/2018	3	ALT/RENO	8,000	02/25/2020	TL	100	100
18395	05/14/2018	3	ALT/RENO	14,697	02/25/2020	TL	100	100
		15	INSULATE/WEA	2,469				
		13	OTHER		02/03/2016	TL	100	100



BLDG COMMENTS

TOTAL RCN	481,560	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD	\$423,800	