

Key: 1395

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.399

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| PEZZONE HEATHER A 19 HUNTERS RIDGE RD SAGAMORE BEACH, MA 02562-2711 | | | | 7.2-37-0 | | | | 19 HUNTERS RIDGE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PEZZONE HEATHER A | | | | 07/01/2011 | H | (194652) | | | | | |
| PEZZONE DAVID W & | | | | 07/19/1996 | QS | 136,000 | (141416) | | | | |

| 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 % |
| EXB-22-247 | 04/27/2022 | 3 | ALT/RENO | 5,000 | 06/27/2023 | TL | 100 100 |
| B-22-140 | 04/27/2022 | 2 | ADDITIONS | 60,000 | 10/02/2023 | TL | 0 0 |
| EXB-21-821 | 11/09/2021 | 3 | ALT/RENO | 10,000 | | | 100 100 |
| 17744 | 09/18/2017 | 3 | ALT/RENO | 2,600 | | | 100 100 |
| | | 12 | CYCLICAL | | 03/04/2016 | TL | 100 100 |

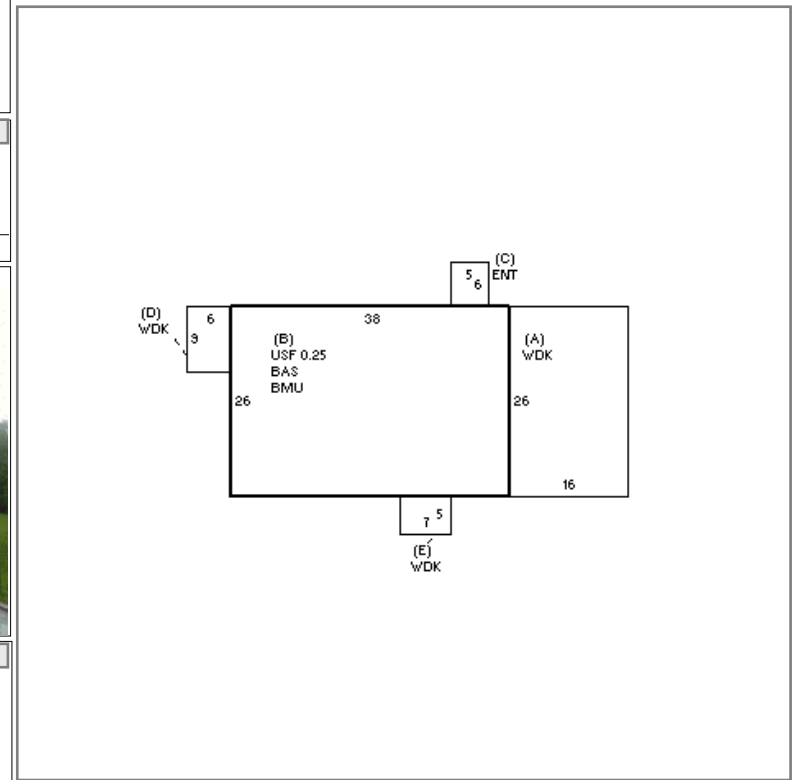
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 10,800 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 259,270 | 2.92 | A | 1.00 | R04 | 1.10 | | | 187,630 |

| TOTAL | 10,803 SF | ZONING | 1 | FRNT | 105 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | N SAG | NOTE | LAND | 187,600 | 166,100 | | | |
| Infl1 | AVG | | BUILDING | 295,700 | 256,700 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 483,300 | 422,800 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8X8 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/8/2023 | SL |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/8/2023 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 8/8/2023 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1988 | SIZE ADJ | 1.015 |
|------------|-------|------------|-------|
| NET AREA | 1,235 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$285 | OVERALL | 1.140 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|-----------------|------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 15 | VINYL 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 | 11 | HT WATER CL AIR | 1.05 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| + | WDK | N | WOOD DECK | 505 | | 25.95 | 13,106 |
| B | BMU | N | BSMT UNFINISHED | 988 | | 44.30 | 43,771 |
| B | BAS | L | BASE AREA | 988 | 1988 | 240.93 | 238,040 |
| B | USF | L | UPPER STORY FIN | 247 | 1988 | 133.68 | 33,020 |
| C | ENT | N | ENCLOSED ENTRY | 30 | | 102.70 | 3,081 |
| F21 | O | | FPL 2S 1OP | 1 | | 10,702.50 | 10,703 |
| FIX | O | | XTRA FIXTURES | 4 | | 2,587.25 | 10,349 |

| TOTAL RCN | 352,070 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2003 / 19 |
|------------|------------|
| COND | 16 16 % |
| FUNC | 0 uc |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$295,700 |