

Key: 15701

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.795

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|--------------------|--|--|--|
| RYLL JAMES M & KELLY RYLL 30 YEARLING RUN RD BUZZARDS BAY, MA 02532 | | | | 10.0-167-0 | | | | 30 YEARLING RUN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| RYLL JAMES M & RYLL JAMES M | | | | 10/28/2004 | F | 1 () | | | | | |
| ANDERSON VIRGINIA L | | | | 03/14/2003 | P | 55,000 | 16579-290 | | | | |
| | | | | 10/29/1993 | | | 8858-155 | | | | |

| 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 % |
| 08387 | 07/23/2008 | 3 | ALT/RENO | | 07/14/2020 | TL | 100 100 |
| 03904 | 12/10/2003 | 2 | ADDITIONS | 15,000 | 02/06/2009 | TL | 100 100 |
| 02806 | 12/09/2002 | 1 | NEW CONSTRUC | 71,680 | 11/21/2005 | TL | 100 100 |
| | | 1 | NEW CONSTRUC | 143,360 | | | 100 100 |

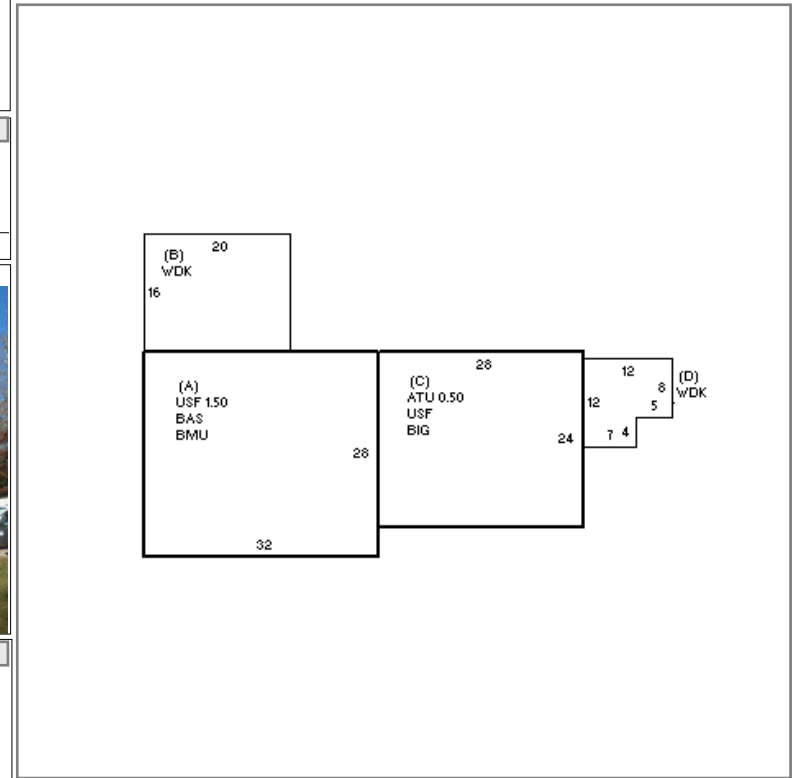
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|---------------|---------|
| 100 | S | 55,625 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 169,704 | 0.80 | 10 | 0.90 R03 0.80 | 173,450 |

| TOTAL | 1.277 Acres | | ZONING | 2 | FRNT | 401 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--|--------|--|------|-----|----------|---------|----------|
| Nbhd | BDALE | | N | FORMERLY PART OF MAP 10 PCL 3 HAS 330' | | | LAND | 173,500 | 153,500 |
| Infl1 | AVG | | O | WIDE UTILITY CO EASEMENT | | | BUILDING | 466,500 | 417,500 |
| N_Index | AVG | | T | RUNNING THROUGH IT=topo | | | DETACHED | 0 | 0 |
| | | | E | | | | OTHER | 0 | 0 |
| | | | | | | | TOTAL | 640,000 | 571,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/2/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/2/2022 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 12/2/2022 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 530,137 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|
| NET AREA | 2,912 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 896 | | 39.05 | 34,993 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$182 | OVERALL | 1.020 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 896 | 2005 | 212.38 | 190,296 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,344 | 2005 | 92.79 | 124,712 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 444 | | 22.88 | 10,157 | KITCHEN | A |
| | | | | FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | C | BIG | N | BUILT-IN GARAGE | 672 | | 78.98 | 53,078 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | USF | L | UPPER STORY FIN | 672 | 2008 | 92.79 | 62,356 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | C | ATU | N | ATTIC UNF | 336 | | 45.27 | 15,209 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | FIX | O | XTRA FIXTURES | 9 | | 2,280.76 | 20,527 | | | |
| | | | | USE | 0 | | 1.00 | GFP | O | GAS FIREPLACE | 1 | | 6,854.40 | 6,854 | | | |
| | | | | | | | | KIT | O | EXTRA KITCHEN | 1 | | 5,379.60 | 5,380 | | | |
| | | | | | | | | WPL | O | WHIRLPOOL | 1 | | 6,574.90 | 6,575 | | | |

| EFF.YR/AGE | 2007 / 15 | |
|------------|-----------|---------|
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | \$466,500 | |