

Key: 16156

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.059

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION				
VISCUSO VINCENT T & ANN MARIE 34 RIDGEHILL LANE SAGAMORE BEACH, MA 02562						3.0-264-0				34 RIDGEHILL LN				
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)		
VISCUSO VINCENT T & ANN M						11/17/2017		QS		665,500		30905-82		
LADD HOMES LLC						04/26/2017		U		130,000		30444-315		
ANGUS DONALD H & RALPH G						04/15/1998		L		225,000		11358-22		


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
17159	03/14/2017	1	NEW CONSTRUC	210,000	11/09/2017	TL	100	100	

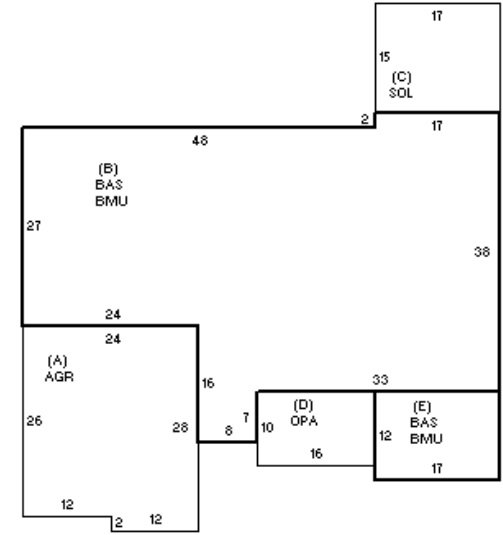
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	16,024	1	1.00	100	1.00	100	1.00	259,270	2.06	A	1.00	R04	1.10					196,640

TOTAL	16,024 SF	ZONING	1	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	196,600	174,000			
Infl1	AVG		BUILDING	708,000	632,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	904,600	806,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/11/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	NMP
MODEL	1		RESIDENTIAL	LIST	8/24/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/13/2018	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	722.407	
NET AREA	2,418	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	648		76.48	49,558	CONDITION ELEM	CD	
\$NLA(RCN)	\$299	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	2,418		36.18	87,473	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,418	2017	216.33	523,078	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	255		113.45	28,930	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	160		85.98	13,757	BATHS	A		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	7		2,801.54	19,611	BATHS	A		
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05									HEAT	A		
FIXTURES	12	1.00	FUEL SOURCE	2	GAS	1.00									ELECT	A		
GARAGE CAPACITY	2	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00	EFF.YR/AGE 2017 / 5															
# OF HALF BATHS	1	1.00	COND 2 2 %															
# OF UNITS	1	1.00	FUNC 0															
			ECON 0															
			DEPR 2 % GD 98															
			RCNLD \$708,000															