

Key: 16158

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.061

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PAIVA EDMUND ALAN JR & SANDRA PAIVA 30 RIDGEHILL LN SAGAMORE BEACH, MA 02562				3.0-266-0				30 RIDGEHILL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PAIVA EDMUND ALAN JR & LADD HOMES LLC				04/21/2017	QS	524,900	30435-108				
ANGUS DONALD H & RALPH G				06/18/2015	B	117,500	28949-92				
				04/15/1998	L	225,000	11358-22				

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	%
15402	06/09/2015	1	NEW CONSTRUC	94,000	04/25/2016	SW	100	100

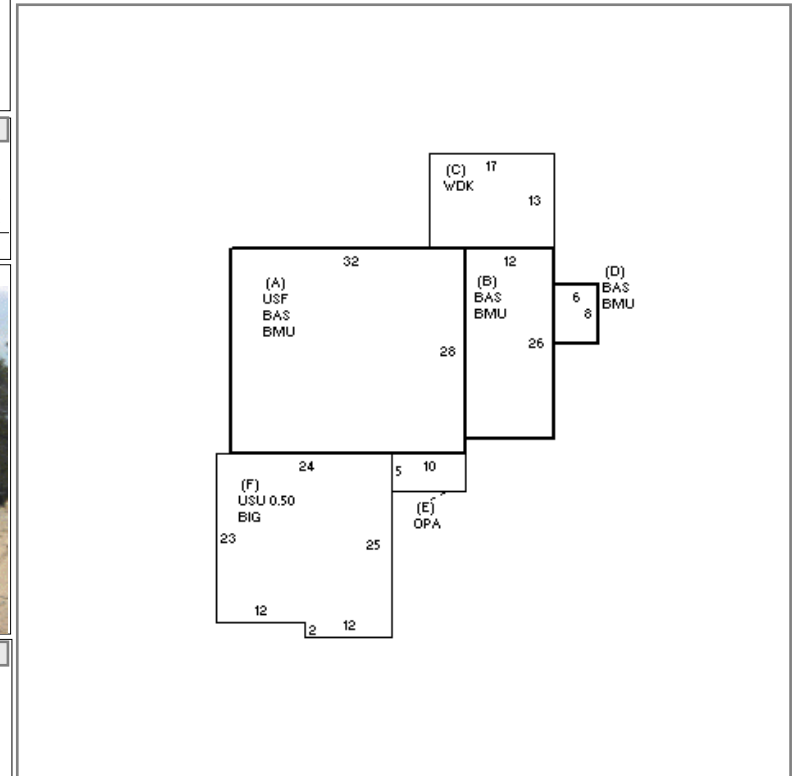
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	16,000	1	1.00	100	1.00	100	1.00	259,270	2.06	A	1.00	R04	1.10					196,610

TOTAL	16,000 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	196,600	174,000			
Infl1	AVG		BUILDING	584,000	522,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				780,600	696,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/25/2016	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/6/2022	NMP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2015	SIZE ADJ	1.005
NET AREA	2,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$283	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD 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	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,256		42.03	52,786
+	BAS	L	BASE AREA	1,256	2015	247.30	310,607
A	USF	L	UPPER STORY FIN	896	2015	141.62	126,891
C	WDK	N	WOOD DECK	221		34.07	7,530
E	OPA	N	OPEN PORCH	50		107.19	5,360
F	BIG	N	BUILT-IN GARAGE	576		103.14	59,411
F	USU	N	UPPER STORY UNF	288		61.62	17,745
	FIX	O	XTRA FIXTURES	7		2,801.54	19,611
	GFP	O	GAS FIREPLACE	1		8,419.50	8,420

TOTAL RCN	608,361
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$584,000
-------	-----------