

Key: 2036

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.047

LEGALS

CURRENT OWNER								PARCEL ID						LOCATION					
BAYRIDGE REALTY LLC 76 TUPPER RD UNIT 10 SANDWICH, MA 02563								11.4-84-0						9 ADAMS ST					
TRANSFER HISTORY								DOS		T		SALE PRICE		BK-PG (Cert)					
BAYRIDGE REALTY LLC								07/08/2014		H		125,000		28250-64					
HIGGINS DONALD P JR TR								09/08/2011		F		1 25668-67							
HIGGINS DONALD P								02/20/1992		XX		07882-00304							
CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	5,700	2	1.00	100	1.00	212,130	5.27	A	1.00	R04	0.90	146,310						

LAND

TOTAL	5,706 SF			ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG			NOTE	LAND	146,300			129,500	
Infl1	AVG				BUILDING	254,500			225,200	
N_Index	AVG				DETACHED	0			0	
					OTHER	0			0	
				TOTAL	400,800			354,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/01/2018

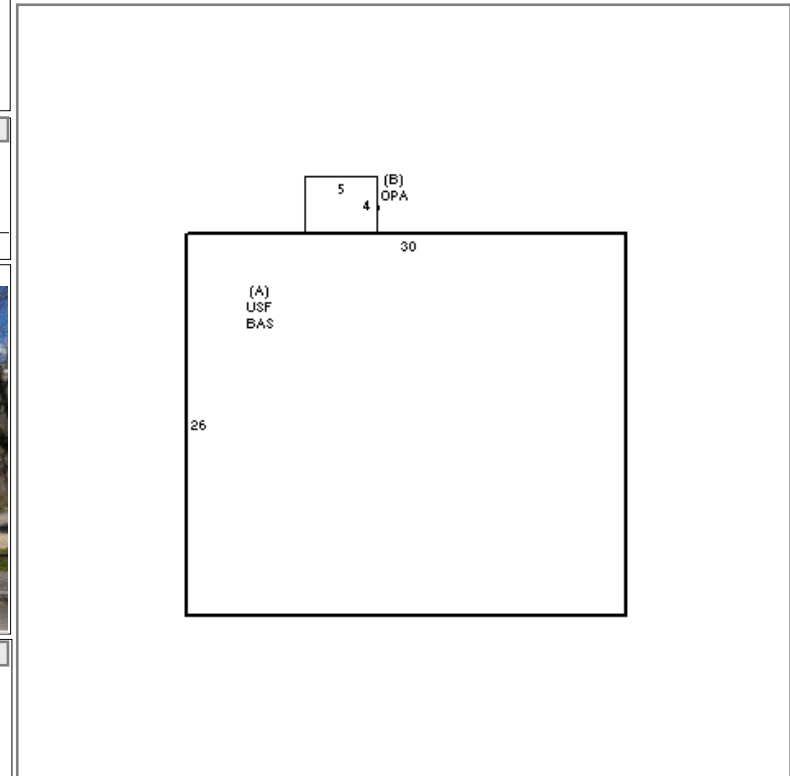
BLDG COMMENTS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/1/2018	BC
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/23/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1923	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ			
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00			
\$NLA(RCN)	\$190	OVERALL	1.060	EXT COVER	4	VINYL	1.00			
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.02		
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	FLOOR COVER	2	SOFTWOOD	1.02
ROOMS	8	1.00	INT. FINISH	1	PLASTER	1.00	HEATING/COOLING	2	HOT WATER	1.02
BEDROOMS	4	1.00	FUEL SOURCE	2	GAS	1.00	USE	0		1.00
BATHROOMS	2	1.00								
FIXTURES	9	1.00								
GARAGE CAPACITY	0	1.00								
% BSMT FINISH	0	1.00								
# OF HALF BATHS	0	1.00								
# OF UNITS	2	1.00								

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1040	100	TWO-FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17937	11/15/2017	3	ALT/RENO	5,000	05/01/2018	BC	100	100
14606	07/24/2014	3	ALT/RENO	5,000	05/01/2018	BC	100	100



TOTAL RCN	295.897	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	U	
ELECT	U	
EFF.YR/AGE		2005 / 17
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$254,500	