Key: 2284

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,298

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRARI UGO & C/O FERRARI RUTH PO BOX 245 SAGAMORE, MA 02561	12.3-79-0	16 BRIDGE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRARI RUTH	02/28/2023	F	1	35657-149
FERRARI UGO &		XX		1016+-0468+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

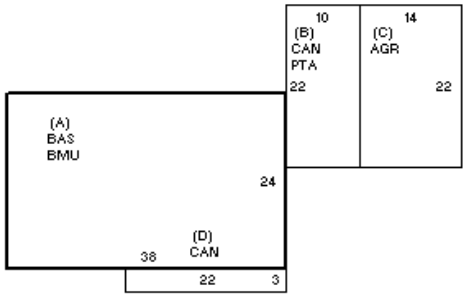
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-586	09/07/2022	3	ALT/RENO	10,950	12/08/2022	SL	100	100
900323	06/26/1990	2	ADDITIONS	9,000	08/27/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,810	2 1.00	100 1.00	100 1.00	212,130	2.21	A 1.00	R04 0.90			159,180

TOTAL	14,810 SF	ZONING	1	FRNT	107
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	159,200	140,900
BUILDING	174,400	162,200
DETACHED	0	0
OTHER	0	0
TOTAL	**333,600**	**303,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	4X6			0.00	

PHOTO 12/08/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/8/2022	SL
LIST	12/15/2022	SL
REVIEW	12/15/2022	SL

YEAR BLT	1959	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		34.59	31,547
A	BAS	L	BASE AREA	912	1959	188.11	171,558
B	PTA	N	PATIO	220		12.90	2,837
B	CAN	N	CANOPY	220		10.33	2,272
C	AGR	N	ATT GARAGE	308		66.21	20,392
D	CAN	N	CANOPY	66		12.49	824

TOTAL RCN	229,430

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$174,400