

Key: 2313

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.340

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN SANDRA PO BOX 42 SAGAMORE, MA 02561-0042				12.3-107-0				14 BEN ABBEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN SANDRA				03/05/1998	G	59,600	11264-17				

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 %
14552	07/14/2014	3	ALT/RENO	4,027	08/07/2020	TL	100 100
10674	11/12/2010	3	INSULATE/WEA	3,600	09/03/2014		100 100
200115	03/14/2000	2	ADDITIONS	25,000	03/29/2012		100 100
990059	02/01/1999	3	ALT/RENO	1,200	05/09/2001	TL	100 100
					10/29/1999	MS	100 100

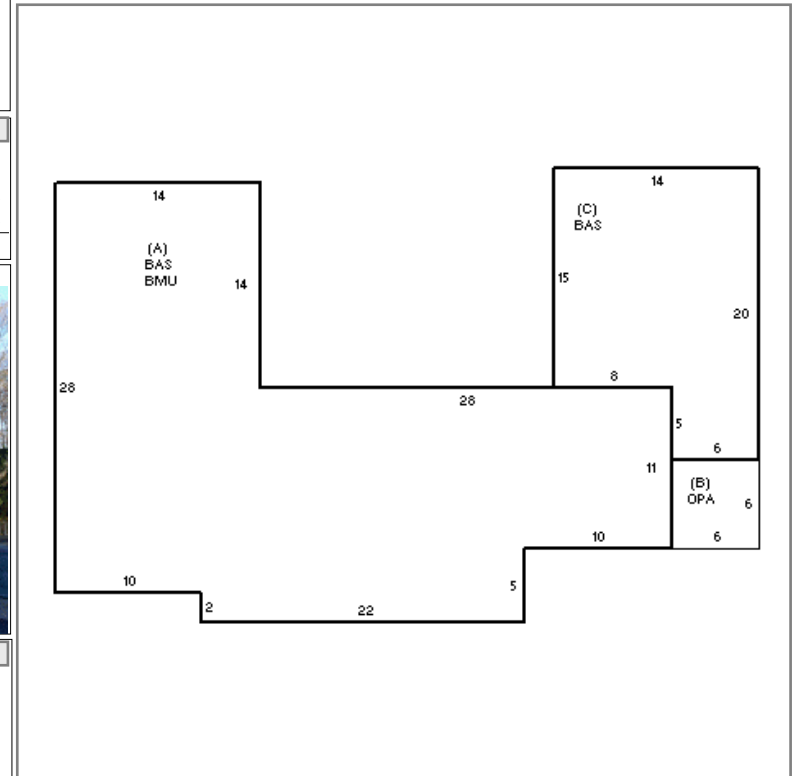
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,342	2	1.00	100	1.00	212,130	2.79	A	1.00	R04	0.90	154,280

TOTAL	11,326 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	154,300	136,500			
Infl1	AVG		BUILDING	197,500	175,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	351,800	312,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6X7			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/8/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	12/8/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.015
NET AREA	1,038	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	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	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	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	798		47.19	37,657
A	BAS	L	BASE AREA	798	1957	196.79	157,042
B	OPA	N	OPEN PORCH	36		83.52	3,007
C	BAS	L	BASE AREA	240	2000	196.79	47,231
	F11	O	FPL 1S 1OP	1		8,219.70	8,220

TOTAL RCN	253,156
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$197,500