

Key: 2990

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.027

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CURRAN JOSHUA A & MELANIE M CURRAN 29 HIGH RIDGE DR BOURNE, MA 02532				15.0-200-0				29 HIGH RIDGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURRAN JOSHUA A & NIGHTINGALE LIMITED DIV C				02/22/2000	QS	174,900	12843-3				
NEWTOWN HOLDINGS CORP				02/22/2000	B	40,000	12843-1				
				12/30/1994	XX		9506-34				

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 %
04180	03/25/2004	3	ALT/RENO		06/10/2022	SL	100 100
01130	03/28/2001	9	DECK	5,000	09/27/2006	DB	100 100
990244	05/17/1999	4	DETACH.STRUC	2,000	09/22/2003	TL	100 100
		1	NEW CONSTRU	87,000	09/05/2000	TL	100 100

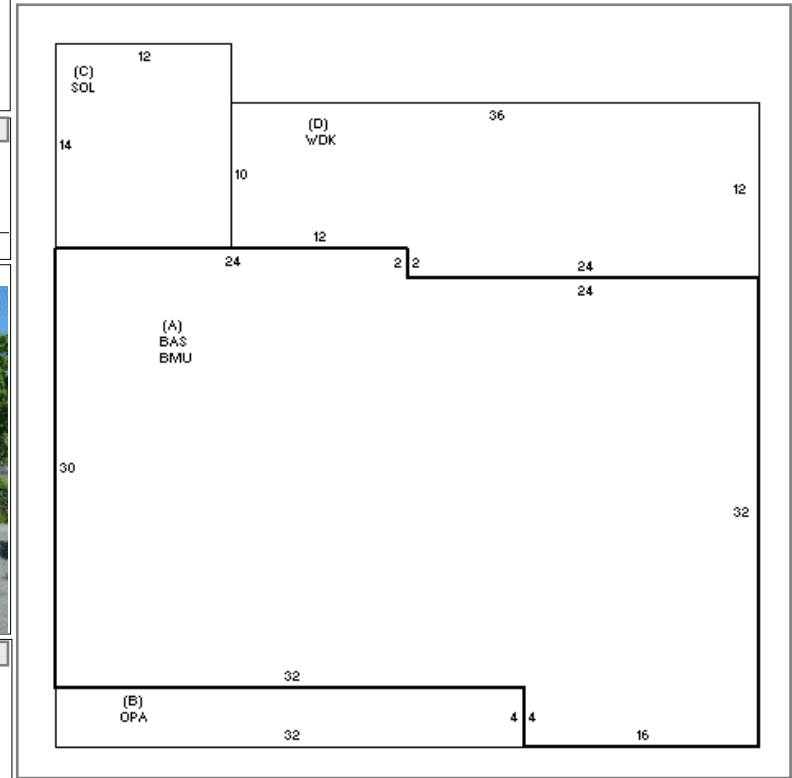
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,569	4	1.00	100	1.00	100	1.00	259,270	1.67	A	1.00	R07	1.10			204,490

TOTAL	20,560 SF	ZONING	1	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 205' frontage on Nightingale Pond Estates	LAND	204,500	197,400			
Infl1	AVG		BUILDING	334,300	299,300			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
		TOTAL		540,600	498,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 12		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/10/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/14/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1999	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,456		34.73	50,564
\$NLA(RCN)	\$267	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,456	1999	199.43	290,365
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	128		74.58	9,547
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	168		104.19	17,504
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	408		23.22	9,474
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,314.90	4,630
				HEATING/COOLING	9	WARM-COOL AIR	1.03		HTB	O	HOT TUB	1		6,671.30	6,671
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	388,754	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A
EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			\$334,300