Key: 3003

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,040

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIDER JESSICA R & WILLIAM LAWLOR JR 47 HIGH RIDGE DR BUZZARDS BAY, MA 02532	15.0-213-0	47 HIGH RIDGE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIDER JESSICA R &	04/22/2002	N	85,000	15068-28
NIGHTINGALE LTD DIV CORP	09/22/2000	B	960,000	13255-289
NEWTOWN HOLDINGS CORP	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	%
01227	05/01/2001	1	NEW CONSTRUC	70,000	01/03/2003	TL	100	100

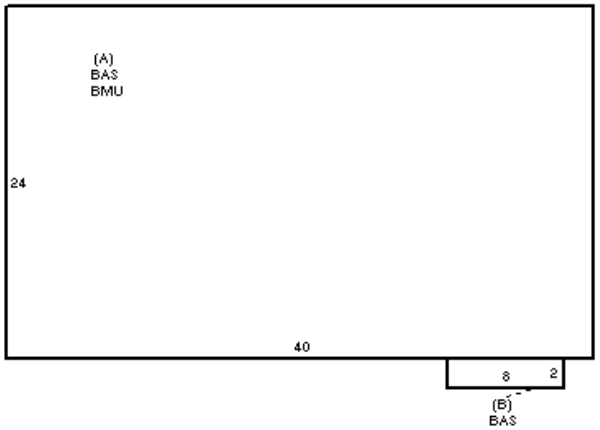
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,206	4 1.00	100 1.00	100 1.00	259,270	1.70	A 1.00	R07 1.10			203,860

TOTAL	20,168 SF	ZONING	1	FRNT	113
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	84,620	81,670
BUILDING	77,190	69,140
DETACHED	0	0
OTHER	0	0
TOTAL	**161,810**	**150,810**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/12/2020

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	3/7/2014	DB
LIST	3/7/2014	EST
REVIEW	6/13/2017	TL

YEAR BLT	2001	SIZE ADJ	1.020
NET AREA	976	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	0.950

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	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		35.33	33,921
+	BAS	L	BASE AREA	976	2001	192.16	187,545

TOTAL RCN	221,466

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$186,000