

Key: 3008

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.045

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CURRENT OWNER				PARCEL ID				LOCATION				
FRIEDMAN ADAM D & CYNTHIA M FRIEDMAN 38 HIGH RIDGE DR BOURNE, MA 02532				15.0-218-0				38 HIGH RIDGE DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				FRIEDMAN ADAM D & AHERN BRENDAN D & NIGHTINGALE LTD DIV CORP				06/30/2005	QS	430,000	19995-218	
						08/03/2001	QS	261,500	14108-260			
						09/22/2000	B	960,000	13255-289			


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	%
PL-23-211	08/08/2023	3	ALT/RENO	3,500				0
PL-23-188	07/13/2023	3	ALT/RENO	3,000				0
18107	02/12/2018	3	ALT/RENO	2,000				100
16277	04/19/2016	14	SOLAR	13,000				100
03547	08/12/2003	4	DETACH.STRUC	3,100	09/22/2003	TL		100

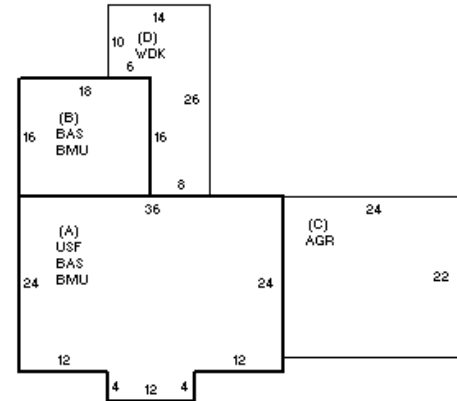
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,200	4	1.00	100	1.00	100	1.00	259,270	1.70	A	1.00	R07	1.10			203,850

TOTAL	20,168 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E				LAND	203,900	196,800
Infl1	AVG					BUILDING	426,000	381,300
N_Index	AVG					DETACHED	1,800	1,700
						OTHER	0	0
						TOTAL	631,700	579,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/28/2022
SHF	A	1.00	10 0.90	10 X 12		120	16.42	1,800	



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	DB
MODEL	1		RESIDENTIAL	LIST	5/18/2016	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/28/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2001	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	484,128		
NET AREA	2,112	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,200		40.40	48,484				
\$NLA(RCN)	\$229	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	2001	212.70	193,983				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	912	2001	119.28	108,781				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	288	2002	212.70	61,258				
				FLOOR COVER	1	HARDWOOD	1.02	C	AGR	N	ATT GARAGE	528		68.48	36,158				
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	268		28.70	7,691				
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S 1OP	1		8,884.00	8,884					
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5		2,359.62	11,798					
				USE	0		1.00	GFP	O	GAS FIREPLACE	1		7,091.30	7,091					
																EFF.YR/AGE	2007 / 15		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$426,000		