

Key: 3148

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.188

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRETSCHL JAMES T & C/O FRETSCHL LISA A 44 HIGH RIDGE DR BOURNE, MA 02532				16.0-106-0				44 HIGH RIDGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRETSCHL LISA A				04/18/2023	H	1	35737-191				
FRETSCHL JAMES T &				09/10/2001	N	85,000	14216-91				
NIGHTINGALE LTD DIV CORP				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 %
16302		3	ALT/RENO		05/15/2023	SL	100 100
		3	ALT/RENO		06/10/2022	SL	100 100
01228	04/22/2016	14	SOLAR	19,000			
	05/01/2001	1	NEW CONSTRUC	71,000	10/10/2001	TL	100 100

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

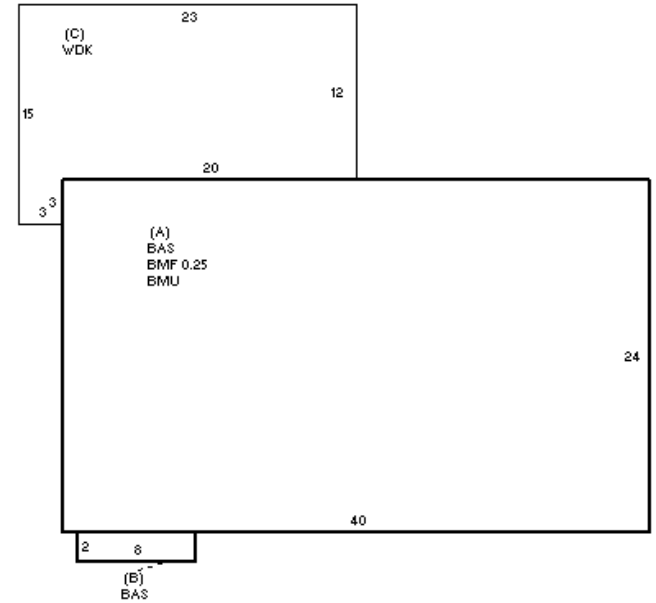
TOTAL	20,212 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	99,100	95,640
Infl1	AVG		BUILDING	101,430	83,590			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	200,530	179,230

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/15/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/15/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

\* -- Value totals adjusted by value credit.



YEAR BLT	2001	SIZE ADJ	1.020
NET AREA	976	DETAIL ADJ	1.000
\$NLA(RCN)	\$255	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	25	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		35.33	33,921
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	240		56.62	13,588
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	976	2001	192.16	187,545
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	285		25.10	7,152
FLOOR COVER	3	W/W CARPET	1.00		FIX	O	XTRA FIXTURES	3		2,063.63	6,191
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	248,397
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	\$208,700
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