

Key: 3149

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.189

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHITE ANN 46 HIGH RIDGE DR BOURNE, MA 02532				16.0-107-0				46 HIGH RIDGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITE ANN				03/07/2017	H	1	30335-175				
WHITE CHRISTOPHER D &				09/21/2001	N	90,500	14251-209				
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 %
EXB-22-599	09/12/2022	3	ALT/RENO	12,926			100 100
04686	09/09/2004	9	DECK	2,000	09/26/2006	DB	100 100
01225	05/01/2001	1	NEW CONSTRUC	87,000	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	A	1.00	R07	1.10	203,860

TOTAL	20,168 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	94,610	91,320			
Infl1	AVG		BUILDING	96,650	86,540			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			191,260	177,860				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

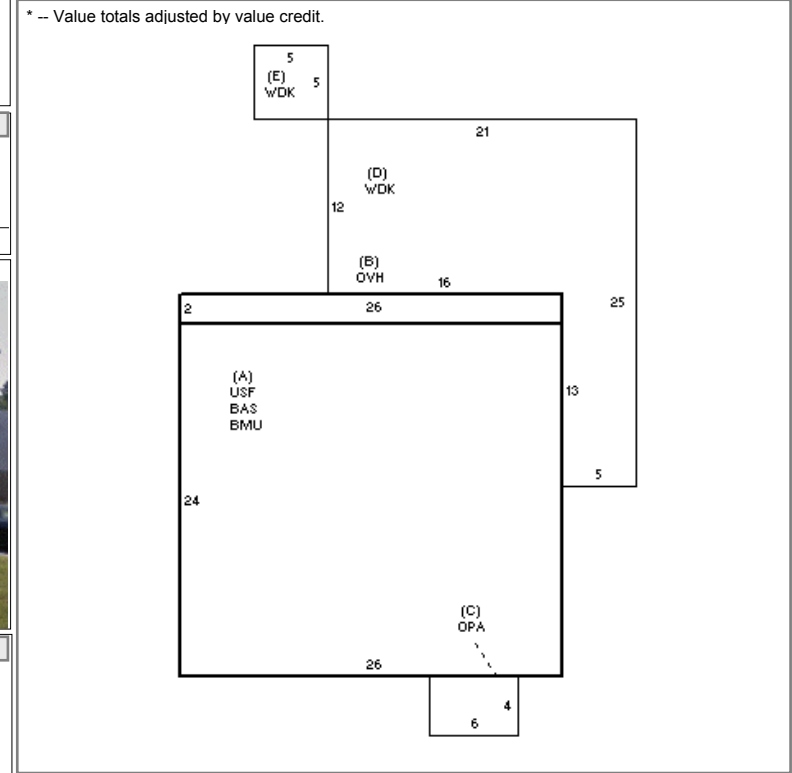


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/26/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,300	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	624		46.72	29,154	
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	624	2001	209.37	130,645	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	2001	110.37	68,868
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OVH	L	OVERHANG	52	2001	183.81	9,558		
ROOMS	5	1.00	FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	24		96.51	2,316		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	342		21.68	7,415		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	7	1.00	FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	0	1.00	USE	0		1.00										
% BSMT FINISH	0	1.00														
# OF HALF BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	247,955
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	\$208,300



* -- Value totals adjusted by value credit.