Key: 3151

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,191

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRITZ LORI A 50 HIGH RIDGE DR BOURNE, MA 02532	16.0-109-0	50 HIGH RIDGE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRITZ LORI A	07/31/2007	W	138,510	22229-309
CLIFFORD SCOTT B &	11/19/2001	N	85,000	14459-150
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	%
		3	ALT/RENO		06/10/2022	SL	100	100
01224	05/01/2001	1	NEW CONSTRUC	70,000	03/11/2002	TL	100	100

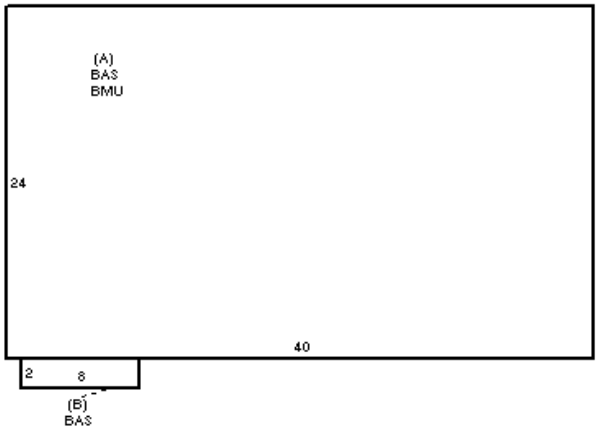
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,372	4 1.00	100 1.00	100 1.00	259,270	1.62	A 1.00	R07 1.10			205,870

TOTAL	21,344 SF	ZONING	1	FRNT	387
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	100,010	96,560
BUILDING	97,630	87,380
DETACHED	0	0
OTHER	0	0
TOTAL	**197,640**	**183,940**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/10/2022

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	6/10/2022	SL
LIST	6/10/2022	EST
REVIEW	6/10/2022	SL

YEAR BLT	2001	SIZE ADJ	1.020
NET AREA	976	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	9	WARM-COOL AIR	1.03
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		36.45	34,992
+	BAS	L	BASE AREA	976	2001	198.23	193,468

TOTAL RCN 228,460

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

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $201,000