Key: 3263

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,303

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUSHING MATTHEW S &	18.1-15-0	5 HILLTOP DR
JESSICA RYAN		
P O BOX 112		
SAGAMORE, MA 02561		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUSHING MATTHEW S &	07/27/2004	A	100	18868-157
CUSHING JESSICA RYAN	07/27/2004	F	106,000	18868-154
RYAN HENRY CHARLES	08/29/1995	XX		9818-200

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		08/13/2020	TL	100	100
13621	09/13/2013	3	ALT/RENO	20,000			100	100
04263	04/26/2004	2	ADDITIONS	60,500	09/15/2005	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	21,700	2 1.00	100 1.00	100 1.00	212,130	1.60	A 1.00	R04 0.90			168,910

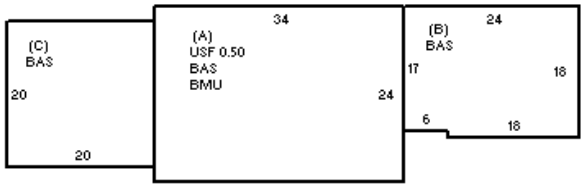
TOTAL	21,693 SF	ZONING	1	FRNT	143
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	168,900	149,500
BUILDING	405,000	358,400
DETACHED	0	0
OTHER	0	0
TOTAL	**573,900**	**507,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 8			0.00	

PHOTO 06/25/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/25/2021	RP
LIST	6/25/2021	EST
REVIEW	6/25/2021	RP

YEAR BLT	1973	SIZE ADJ	1.005
NET AREA	2,050	DETAIL ADJ	1.000
$NLA(RCN)	$222	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		42.71	34,853
A	BAS	L	BASE AREA	816	1973	211.49	172,576
A	USF	L	UPPER STORY FIN	408	1973	128.88	52,584
B	BAS	L	BASE AREA	426	1973	211.49	90,095
C	BAS	L	BASE AREA	400	2004	211.49	84,597
	F21	O	FPL 2S 1OP	1		10,318.20	10,318
	FIX	O	XTRA FIXTURES	4		2,494.35	9,977

TOTAL RCN 455,001

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

EFF.YR/AGE 2008 / 14

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $405,000