

Key: 3318

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.360

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN JOSEPH W & C/O HEGARTY CONOR J & 120 PURITAN RD BUZZARDS BAY, MA 02532				19.2-8-0				120 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEGARTY CONOR J & RYAN JOSEPH W & RYAN JOSEPH W				07/28/2023	QS	590,000	(233546)				
				11/01/2021	F	1	(228080)				
				07/18/2016	QS	302,500	(210149)				

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	%
B-21-57	02/15/2021	3	ALT/RENO	15,000	05/03/2022		100	100
18202	03/20/2018	3	ALT/RENO	6,000	05/15/2018	TL	100	100
151202	12/29/2015	3	ALT/RENO	95,000	05/10/2016		100	100
09025	01/23/2009	3	ALT/RENO	92,000	05/15/2018	TL	100	100
900527	10/01/1990	9	DECK	1,200	10/21/1991	HS	100	100

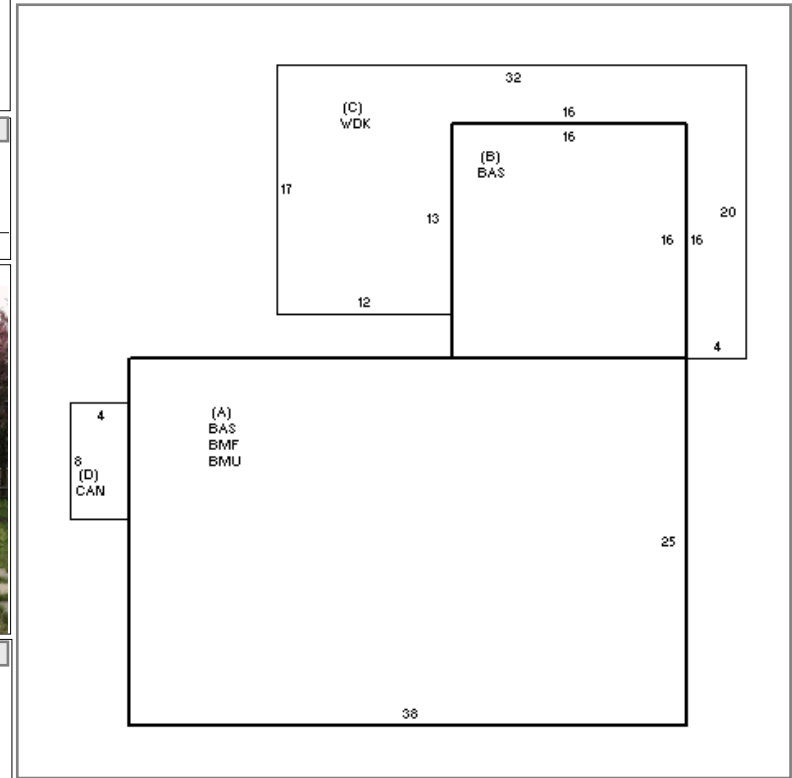
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,450	4	1.00	100	1.00	100	1.00	247,485	2.13	A	1.00	R05	1.05			186,760

TOTAL	15,464 SF	ZONING	1	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	186,800	165,300
Infl1	AVG		BUILDING	293,100	259,400			
N_Index	AVG		DETACHED	33,100	31,500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>513,000</b>	<b>456,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	24 X 24	576	43.60	22,600
GUL	G	1.20	10 0.90		288	40.56	10,500
SHF	A	1.00	10 0.90	8 X 8		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	TL
MODEL	1		RESIDENTIAL			
STYLE	1	0.95	RANCH [100%]	LIST	5/3/2022	EST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	5/3/2022	TL
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1957	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	318,635	
NET AREA	1,206	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	950		36.64	34,810	CONDITION ELEM	CD	
\$NLA(RCN)	\$264	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	950		34.88	33,133	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,206	1957	188.89	227,806	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	348		21.46	7,469	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	D	CAN	N	CANOPY	32		13.69	438	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	7		2,139.90	14,979	BATHS	G	
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	U	
				FUEL SOURCE	1	OIL	1.00									ELECT	U	
				USE	0		1.00											
																	EFF.YR/AGE	2011 / 11
																	COND	8 8 %
																	FUNC	0
																	ECON	0
																	DEPR	8 % GD 92
																	RCNLD	\$293,100