

Key: 3910

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.974

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RUSCHIONI LINDSEY B & ALEX RUSCHIONI 10 SHAMROCK LANE BUZZARDS BAY, MA 02532				19.4-298-0				10 SHAMROCK LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSCHIONI LINDSEY B & WAKEFIELD LINDSEY B & JACKSON ANITA C				05/23/2022	F	1	35138-52				
				08/23/2006	F	1	21291-67				
				08/09/2006	N		21257-306				

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 %
200730	11/10/2000	3	ALT/RENO	6,000	04/17/2001	TL	100 100

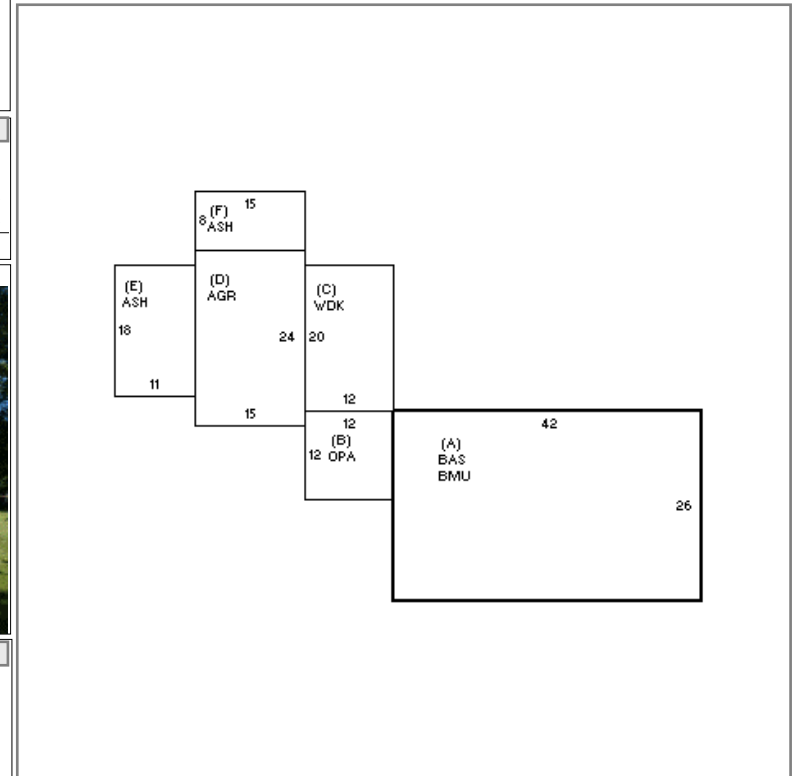
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,337 4		1.00	1.00	235,700	1.41	A	1.00	R03	1.00	193,390

TOTAL	25,352 SF	ZONING	1	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	193,400	171,200
Infl1	AVG		BUILDING	241,600	216,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	435,000	387,800

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 80 0.20	8 X 8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/15/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/15/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1981	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	313.831
NET AREA	1,092	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,092		36.64	40,013		
\$NLA(RCN)	\$287	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,092	1981	192.90	210,644		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		68.94	9,928		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	240		26.03	6,246		
				FLOOR COVER	3	W/W CARPET	1.00	D	AGR	N	ATT GARAGE	360		70.14	25,249		
				INT. FINISH	2	DRYWALL	1.00	E	ASH	N	ATT SHED	198		22.62	4,479		
				HEATING/COOLING	2	HOT WATER	1.02	F	ASH	N	ATT SHED	120		23.30	2,796		
				FUEL SOURCE	2	GAS	1.00	F	1	O	FPL 1S 1OP	1		8,056.90	8,057		
				USE	0		1.00	F	3	O	XTRA FIXTURES	3		2,140.00	6,420		
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$241,600