

Key: 3992

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.077

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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
FORD JAMES C 9 HIGH RIDGE DR BUZZARDS BAY, MA 02532				20.0-78-0				9 HIGH RIDGE DR					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
FORD JAMES C				01/15/2003	O	269,900	16247-23						
HILL DANIEL P &				07/23/1998	P	40,000	11587-324						
NEWTOWN HOLDINGS CORPORAT				07/23/1998	QS	119,850	N/A-N/A						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,648 4	1.00	100	1.00	100	1.00	259,270	1.67	A	1.00	R07 1.10	204,620

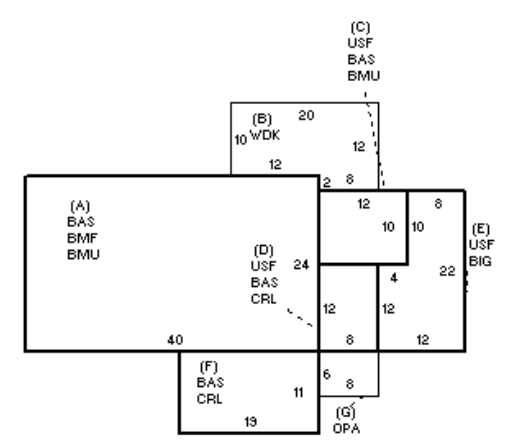
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19447	05/28/2019	2	ADDITIONS	136,000	04/03/2020	TL	100	100
15438	06/05/2015	14	SOLAR	18,000			100	100
15399	06/03/2015	4	DETACH.STRUC	3,200	07/08/2015		100	100
10695	11/22/2010	8	POOL		08/06/2013	DB	100	100
02072	02/15/2002	2	ADDITIONS	17,000	02/10/2003	TL	100	100

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TOTAL	20,647 SF	ZONING	1	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	204,600	197,600
Infl1	AVG		LAND	458,700	405,800			
N_Index	AVG		DETACHED	20,600	19,600			
						OTHER	0	0
						TOTAL	683,900	623,000

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 12	2015	120	16.42	1,800
IPG	V	1.30	10 0.90	16X36	2010	576	36.28	18,800



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/4/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/15/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,825	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	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
+	BMU	N	BSMT UNFINISHED	1,080		37.57	40,571
A	BMF	N	BSMT FINISH	960		35.76	34,326
A	BAS	L	BASE AREA	960	1998	193.66	185,913
B	WDK	N	WOOD DECK	216		26.68	5,763
C	BAS	L	BASE AREA	120	2002	193.66	23,239
+	USF	L	UPPER STORY FIN	440	2019	113.35	49,876
+	CRL	N	BSMT CRAWL	305		35.29	10,765
+	BAS	L	BASE AREA	305	2019	193.66	59,066
E	BIG	N	BUILT-IN GARAGE	224		91.22	20,433
G	OPA	N	OPEN PORCH	48		83.94	4,029
FIX	O		XTRA FIXTURES	6		2,193.98	13,164
JAC	O		JACUZZI	1		12,650.90	12,651
MST	O		MAS/METAL STACK	2		4,111.55	8,223

TOTAL RCN	468,019
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$458,700