

Key: 3996

Town of Bourne - Fiscal Year 2024

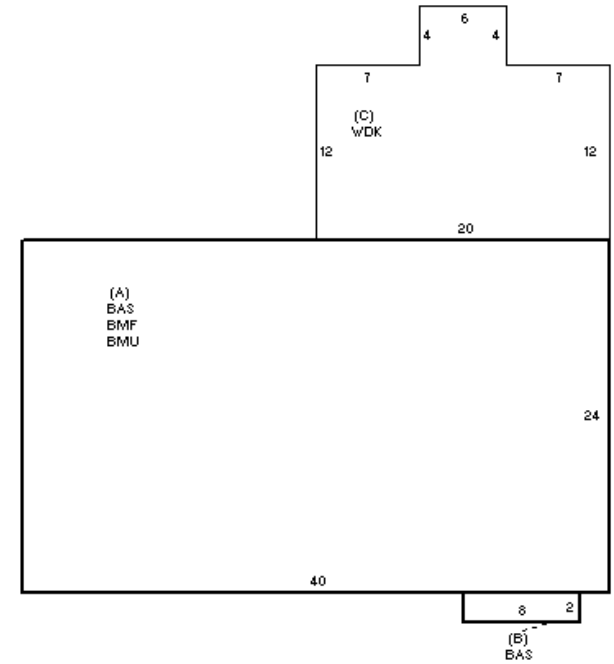
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CURRENT OWNER				PARCEL ID				LOCATION				
CHOUSA MICHAEL 12 HIGH RIDGE DRIVE BOURNE, MA 02532				20.0-82-0				12 HIGH RIDGE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CHOUSA MICHAEL				08/09/2019	W	171,000	32214-239					
HAYES MARGARET A				01/31/2006	W	171,000	20700-282					
BARLOW GALON L III				08/31/1998	P	40,000	11670-78					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,711 4		1.00	100 1.00	259,270	1.66	A	1.00	R07	1.10	204,730

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 %
03604	09/03/2003	3	ALT/RENO	2,300	05/03/2023	SL	100 100
03095	03/05/2003	4	DETACH.STRUC	2,000	05/06/2004	TL	100 100
02184	04/02/2002	3	ALT/RENO	700	05/06/2004	TL	100 100
980095	03/05/1998	9	DECK	65,000	03/20/2003	TL	100 100
		1	NEW CONSTRUC		03/03/1999	JS	100 100

\* -- Value totals adjusted by value credit.



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TOTAL	20,691 SF	ZONING	1	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	125,690	121,390
Infl1	AVG		BUILDING	131,090	115,980			
N_Index	AVG		DETACHED	920	0			
			OTHER	0	0			
						TOTAL	257,700	237,370

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10X10 EST		100	16.90	1,500



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/3/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/3/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	976	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		35.33	33,921
\$NLA(RCN)	\$267	OVERALL	0.950	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	960		33.63	32,287
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	976	1998	192.16	187,545
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	264		25.10	6,625
				FLOOR COVER	3	WW CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	260,378
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2001 / 21	
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$213,500