

Key: 4096

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.181

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
RUGGERI ROBERT D & COLLEEN R RUGGERI 47 CYPRESS ST BUZZARDS BAY, MA 02532-3198				20.3-32-0				47 CYPRESS ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				RUGGERI ROBERT D & MARCHAND THOMAS H &				04/10/1997	QS	123,000	10692-68	
								09/07/1995	QS	116,000 N/A-N/A		

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	%
09067	03/12/2009	8	POOL		06/17/2009		100	100

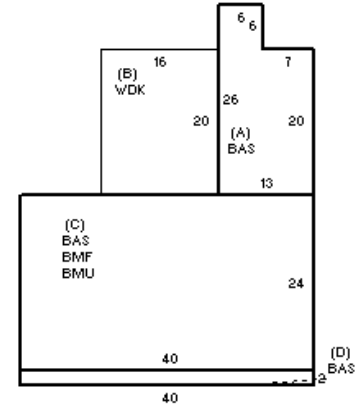
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,470 4		1.00	100 1.00	235,700	3.00	A	1.00	R03 1.00		170,050

TOTAL	10,454 SF	ZONING	1	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	170,100	150,500
Infl1	AVG		LAND	261,300	231,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	431,400	381,800	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
APO	A	1.00	10 0.90			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/23/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/23/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1967	SIZE ADJ	1.015
NET AREA	1,336	DETAIL ADJ	1.000
\$NLA(RCN)	\$257	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	45	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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
+	BAS	L	BASE AREA	1,336	1967	186.99	249,813
B	WDK	N	WOOD DECK	320		21.25	6,799
C	BMU	N	BSMT UNFINISHED	960		36.27	34,821
C	BMF	N	BSMT FINISH	960		34.52	33,143
	BMG	O	BSMT GARAGE	1		7,090.20	7,090
	F11	O	FPL 1S 1OP	1		7,975.50	7,976
	FIX	O	XTRA FIXTURES	2		2,118.20	4,236

TOTAL RCN	343,878
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$261,300