

Key: 4648

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.740

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN JAMES A JR 116 WATERHOUSE RD BOURNE, MA 02532-3867				23.2-123-0				200 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN JAMES A JR				05/31/1984	QS	150,000	4127-226				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3700	100	BOWLING			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10558	09/21/2010	3	ALT/RENO	9,000	09/11/2012	JB	0	100
10016	01/22/2010	3	ALT/RENO	9,000	12/02/2010	JB	0	100
08291	06/11/2008	3	ALT/RENO	4,000	09/12/2008	JB	0	100
900633	12/04/1990	3	ALT/RENO	1,500	11/11/1991	JS	0	100

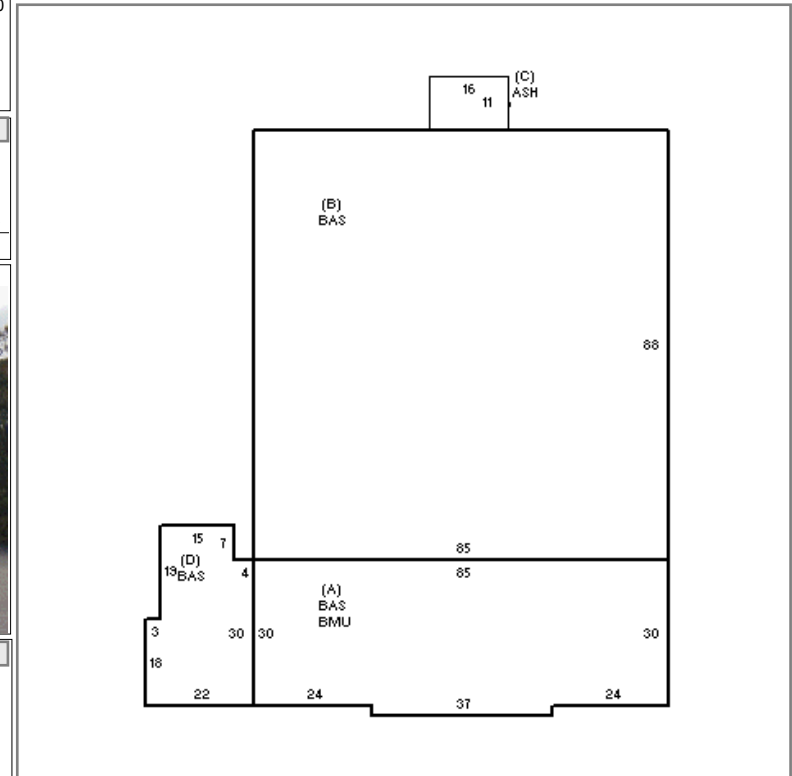
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	32,499	C-4	1.00	100	1.00	100	1.00	387,175	1.16	A	1.00	65	0.85	334,010
303	A	1,574	C-4	1.00	100	1.00	100	1.00	19,380	1.00	A	1.00	65	0.85	30,500

TOTAL	2.320 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY		NOTE	LAND		364,500	350,500	
Infl1	AVG			BUILDING		410,300	394,600	
N_Index	AVG			DETACHED		17,400	16,200	
				OTHER		0	0	
				TOTAL		792,200	761,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50 69X120+ 69X1		20,292	1.20	12,200
SP2	E	1.90	30 0.70 6X6		36	206.53	5,200



BUILDING	CD	ADJ	DESC	MEASURE	9/8/2021	RP
MODEL	5		CIM-5	LIST	9/8/2021	EST
STYLE	42	1.20	BOWLING ALLEY [100%]	REVIEW	9/8/2021	RP
QUALITY	A	0.97	AVERAGE [69%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	759,849
NET AREA	10,833	DETAIL ADJ	1.223	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,624		18.68	49,006	CONDITION ELEM	CD
\$NLA(RCN)	\$70	OVERALL	1.015	EXT. COVER	10	VERT. BOARD	1.00	B	BAS	L	BASE AREA	7,480	1941	65.25	488,074	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	C	ASH	N	ATT SHED	176		22.64	3,984	INTERIOR	F
				ROOF COVER	11	MEMBRANE	1.02	+	BAS	L	BASE AREA	3,353	1941	65.25	218,785	CDN/APP	F
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										
																EFF.YR/AGE	1967 / 55
																COND	46 46 %
																FUNC	0
																ECON	0
																DEPR	46 % GD 54
																RCNLD	\$410,300