

Key: 4749

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.842

LEGAL

LAND

DETACHED

BUILDING

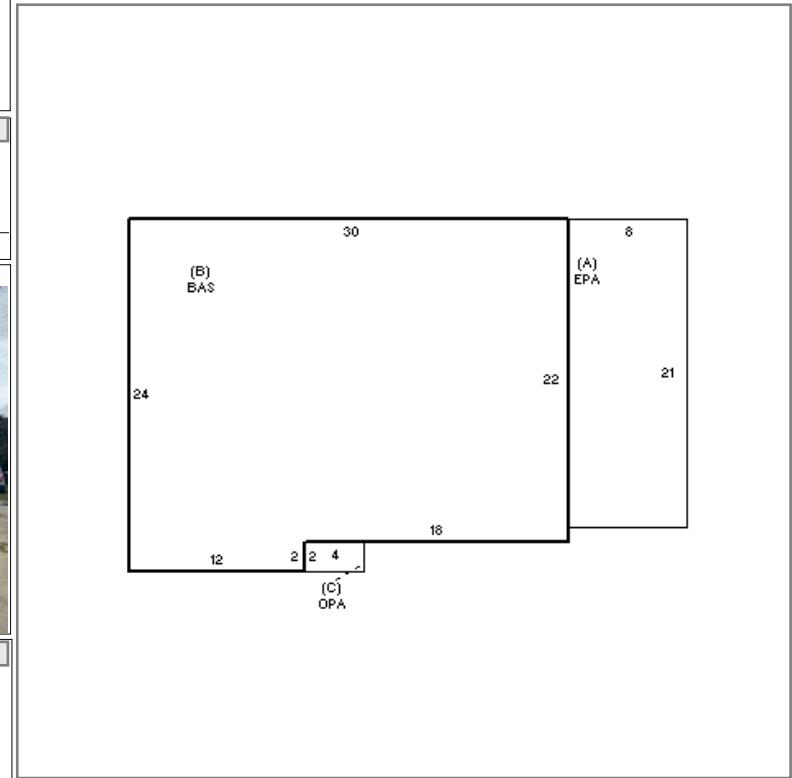
CURRENT OWNER		PARCEL ID	LOCATION			
RYAN SEAN T 48 BOURNE NECK DR BUZZARDS BAY, MA 02532		23.3-37-0	48 BOURNE NECK DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
RYAN SEAN T RYAN RAYMOND L &		08/12/2022 06/13/1995	F XX	10	35305-44 9707-65	

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,250 5	1.00	100	1.00	100	1.00	259,270	3.06	A	1.00	R07 1.10	186,680

TOTAL	10,237 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	186,700	187,700			
Infl1	AVG		BUILDING	116,000	102,700			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	304,500	292,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	12 X 12		144	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	10/25/2021	TL
MODEL	1		RESIDENTIAL	LIST	10/25/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	684	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	168		73.01	12,266
B	BAS	L	BASE AREA	684	1950	204.09	139,595
C	OPA	N	OPEN PORCH	8		94.11	753

TOTAL RCN	152,614
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	\$116,000