Key: 4763

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,877

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN SUSAN E PO BOX 424 BUZZARDS BAY, MA 02532	23.3-52-0	70 ACADEMY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN SUSAN E	12/13/2018	F	10	31723-70
RYAN SUSAN E TR OF THE SU	07/21/2003	F	1	17296-36
RYAN SUSAN		XX		05221-00249

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	%
E-23-550	08/04/2023	3	ALT/RENO	5,700			0	0
EXB-22-539	08/24/2022	3	ALT/RENO	11,150			100	100
17392	05/31/2017	15	INSULATE/WEA	2,986			100	100
		13	OTHER				100	100

LAND

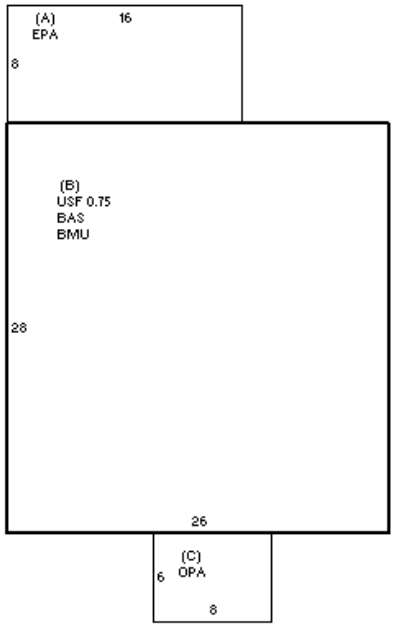
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600	5 1.00	100 1.00	100 1.00	659,960	3.25	A 1.00	CEX 2.80			472,340

TOTAL	9,583 SF	ZONING	1	FRNT	0

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	472,300	418,000
BUILDING	223,900	198,100
DETACHED	5,600	8,100
OTHER	0	0
TOTAL	**701,800**	**624,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	12 X 20		240	46.93	5,600

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/1/2017	TL
LIST	3/1/2017	EST
REVIEW		

YEAR BLT	1947	SIZE ADJ	1.015
NET AREA	1,274	DETAIL ADJ	1.000
$NLA(RCN)	$231	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	128		89.34	11,436
B	BMU	N	BSMT UNFINISHED	728		49.99	36,395
B	BAS	L	BASE AREA	728	1947	224.02	163,089
B	USF	L	UPPER STORY FIN	546	1947	119.50	65,248
C	OPA	N	OPEN PORCH	48		88.49	4,248
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626

TOTAL RCN	294,607

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			$223,900