

Key: 62

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 60

LEGAL

LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| PAVILONIS DANIEL J & MAUREEN S PAVILONIS 6 RIDGEHILL LANE SAGAMORE BEACH, MA 02562-2545 | | | | 1.4-46-0 | | | | 6 RIDGEHILL LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PAVILONIS DANIEL J & R.C. HOMES INC | | | | 09/17/1999 | QS | 204,000 | 12547-243 | | | | |
| OLDE N E COASTAL HOMES IN | | | | 04/12/1999 | G | 63,000 | 12195-09 | | | | |
| | | | | 10/22/1998 | X | | 11778-272 | | | | |

| 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 | % |
| 10263 | | 12 | CYCLICAL | | 11/06/2017 | TL | 100 | 100 |
| 990168 | 05/20/2010 | 8 | POOL | 125 | 08/06/2013 | DB | 100 | 100 |
| | 04/15/1999 | 1 | NEW CONSTRUC | 140,000 | 02/07/2000 | EB | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | S | 15,000 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 259,270 | 2.18 | A | 1.00 | R04 | 1.10 | 194,880 |
| 300 | A | 0.726 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 17,930 | 1.00 | OS | 1.00 | R04 | 1.10 | 13,020 |

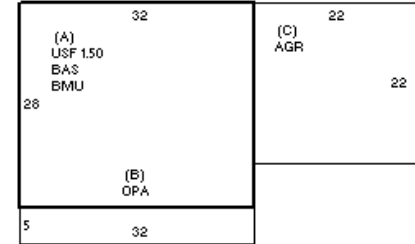
| TOTAL | 14,985 SF | ZONING | 1 | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--|----------|---------|---------|----------|---------|----------|
| Nbhd | N SAG | NOTE Map 1.4 Parcels 28, 28.1, 28.2 & 28.3=open space | LAND | 207,900 | 184,000 | | | |
| Infl1 | AVG | | BUILDING | 413,100 | 350,400 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 621,000 | 534,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |

| BUILDING | CD | ADJ | DESC | MEASURE | 1/5/2022 | NMP |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/6/2017 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 11/20/2023 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

PHOTO 11/02/2023

BLDG COMMENTS



DETACHED

BUILDING

| YEAR BLT | 1999 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 480,320 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA | 2,240 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 896 | | 40.79 | 36,547 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$214 | OVERALL | 1.060 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 896 | 1999 | 221.82 | 198,748 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,344 | 1999 | 116.29 | 156,300 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 160 | | 73.11 | 11,697 | KITCHEN | G |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | AGR | N | ATT GARAGE | 484 | | 69.13 | 33,461 | BATHS | G |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | BGF | N | BSMT GOOD FINIS | 300 | | 84.03 | 25,209 | HEAT | A | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F31 | O | FPL 3S 1OP | 1 | | 11,211.40 | 11,211 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 3 | | 2,382.17 | 7,147 | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |

| EFF.YR/AGE | 2005 / 17 | |
|------------|-----------|---------|
| COND | 14 | 14 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | \$413,100 | |