

Key: 64

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 62

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
MULKERN CHRISTIAN 2 RIDGEBILL LN SAGAMORE BEACH, MA 02562										1.4-48-0				2 RIDGEBILL LN			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
MULKERN CHRISTIAN										06/30/2005		QS		430,000		19998-343	
MACDONALD MICHAEL P										09/20/2000		F		13250-322			
MACDONALD MICHAEL P &										12/01/1999		QS		200,000		12698-33	

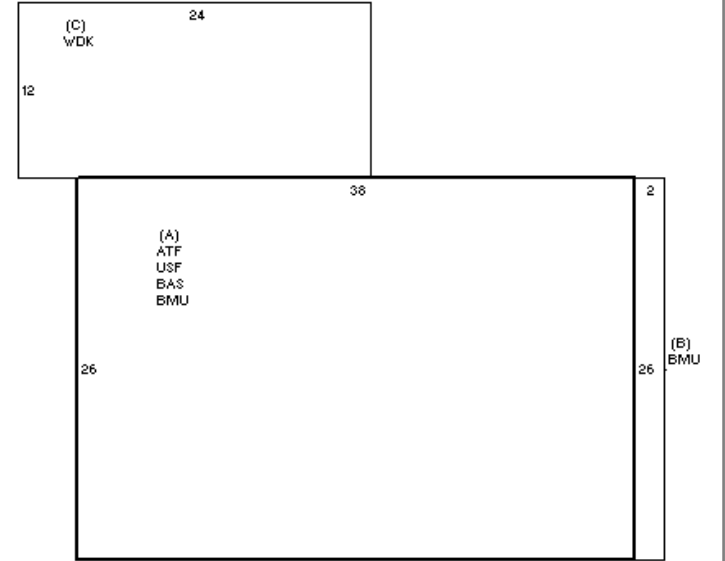
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13740		12	CYCLICAL		11/06/2017	TL	100	100
09453	10/24/2013	10	WOODSTOVE	2,342		TL	100	100
02275	09/24/2009	3	ALT/RENO	8,000	04/22/2010	TL	100	100
990495	05/13/2002	9	DECK	3,200	07/10/2002	TL	100	100
	08/06/1999	1	NEW CONSTRUC	126,000	02/03/2000	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	18,310	1	1.00	100	1.00	100	1.00	259,270	1.84	A	1.00	R04	1.10		200,590
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

DETACHED

TOTAL	18,295 SF	ZONING	1	FRNT	83	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	Map 1.4 Parcels 28, 28.1, 28.2, & 28.3=open space Corner lot 76' frontage on Oakbluff			LAND	213,600	189,000
Infl1	AVG		BUILDING	398,700	356,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	612,300	545,900			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/07/2017

BUILDING	CD	ADJ	DESC	MEASURE	1/15/2022	NMP
MODEL	1		RESIDENTIAL	LIST	11/6/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	463,629
NET AREA	1,976	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,040		38.30	39,834		
\$NLA(RCN)	\$235	OVERALL	1.040	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	988	1999	208.30	205,800		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	988	1999	113.08	111,718		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATF	N	ATTIC FINISH	988		63.79	63,029		
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	288		27.20	7,835		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		7,487.25	14,975		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,253.00	9,253		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	5		2,236.94	11,185		
				USE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	

EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$398,700
-------	-----------