Key: 6588

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,752

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RUGGIERO MARK & KATHLEEN SHEA RUGGIERO 22 WINTER ST MEDFIELD, MA 02052	30.4-285-0	16 WYMAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RUGGIERO MARK &	07/12/2021	O	470,000	34287-102
MCMORROW RICHARD J &	09/04/2015	F	10	29119-191
MCMORROW RICHARD J ETUX	03/13/1978	QS	32,500	2672-241

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

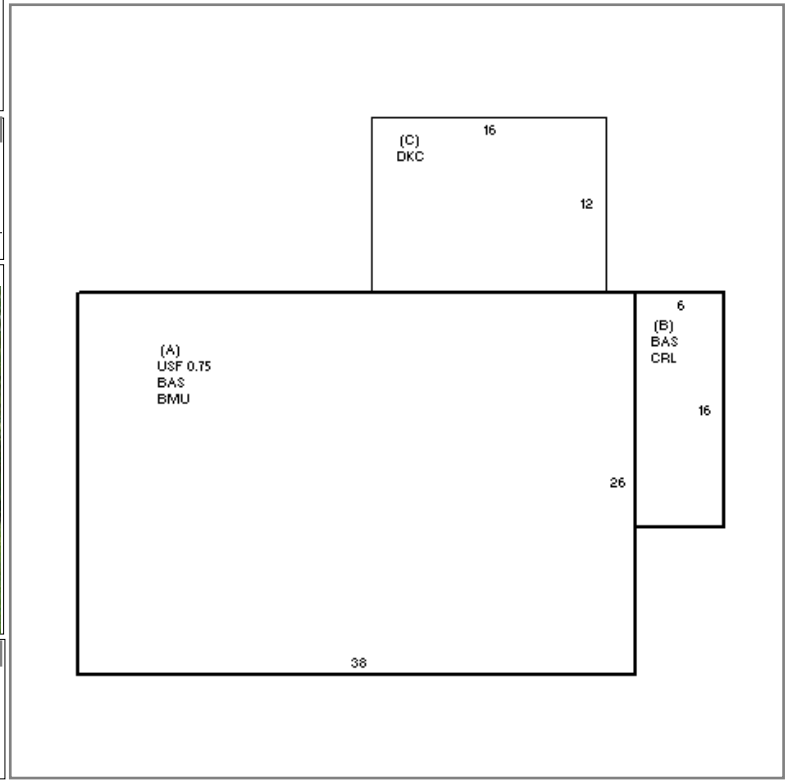
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-798	12/05/2022	15	INSULATE/WEA	5,181			100	100
B-22-129	06/13/2022	9	DECK	15,000	07/10/2023	SL	100	100
PL-22-52	02/23/2022	3	ALT/RENO	15,000	02/07/2023	SL	100	100
B-21-466	01/26/2022	2	ADDITIONS	12,000	02/07/2023	SL	100	100
D-21-21	01/13/2022	5	DEMOLITIONS	965	04/21/2022	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,920	9 1.00	100 1.00	100 1.00	294,625	3.15	A 1.00	BA+ 1.25			211,490

TOTAL	9,932 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	211,500	187,200
BUILDING	377,000	293,000
DETACHED	0	0
OTHER	0	0
TOTAL	**588,500**	**480,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6 X 10			0.00	

PHOTO 07/10/2023

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	6/6/2022	SL
LIST	2/7/2023	EST
REVIEW	7/17/2023	TL

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,825	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	33	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		41.25	40,754
A	BAS	L	BASE AREA	988	1967	217.15	214,546
A	USF	L	UPPER STORY FIN	741	1967	123.00	91,142
B	CRL	N	BSMT CRAWL	96		38.76	3,721
B	BAS	L	BASE AREA	96	2022	217.16	20,847
C	DKC	N	DECK-COMPOSITE	192		71.02	13,637
	BMF	N	BSMT FINISH	330		66.10	21,812
	F21	O	FPL 2S 1OP	1		9,964.70	9,965
	FIX	O	XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN	423,649
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$377,000