Key: 7599

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,755

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIDL GREGG D 25 BRIGGS AVE BOURNE, MA 02532	35.2-46-0	25 BRIGGS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIDL GREGG D	05/03/2013	QS	268,000	27349-192
THE RITA NERI TRUST	08/14/2007	F	1	22262-11
NERI RITA M	01/19/2007	N		21713-78

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	%
19166	03/13/2019	3	ALT/RENO	26,538			100	100
		12	CYCLICAL		11/01/2018		100	100
18657	08/09/2018	3	ALT/RENO	28,800			100	100
17090	02/03/2017	14	SOLAR	14,000			100	100

LAND

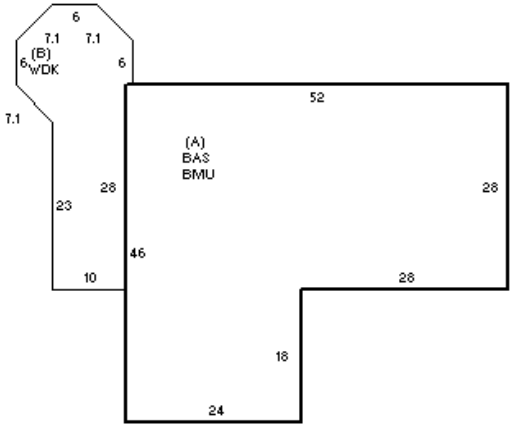
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,657	9 1.00	100 1.00	100 1.00	235,700	2.37	A 1.00	R04 1.00			175,050

TOTAL	13,678 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,100	154,900
BUILDING	393,800	348,500
DETACHED	0	0
OTHER	0	0
TOTAL	**568,900**	**503,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/26/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/19/2013	TL
LIST	4/19/2013	EST
REVIEW	3/11/2019	TL

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,888	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	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	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,888		30.55	57,674
A	BAS	L	BASE AREA	1,888	1983	182.46	344,494
B	WDK	N	WOOD DECK	444		22.01	9,770
	BMF	N	BSMT FINISH	900		35.76	32,181
	BMG	O	BSMT GARAGE	2		7,343.25	14,687
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	6		2,193.98	13,164

TOTAL RCN	480,230

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$393,800