

Key: 7607

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.763

LEGALS

| CURRENT OWNER                                    |   |          |      | PARCEL ID  |         |            |              | LOCATION     |     |      |            |           |
|--|---|----------|------|------------|---------|------------|--------------|--------------|-----|------|------------|-----------|
| MCGOWAN RYAN<br>8 BRIGGS AVE<br>BOURNE, MA 02532 |   |          |      | 35.2-54-0  |         |            |              | 8 BRIGGS AVE |     |      |            |           |
| TRANSFER HISTORY                                 |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |              |     |      |            |           |
| MCGOWAN RYAN                                     |   |          |      | 09/25/2013 | S       | 190,000    | 27714-85     |              |     |      |            |           |
| SECRETARY OF HUD OF WA DC                        |   |          |      | 06/06/2013 | F       | 1          | 27436-231    |              |     |      |            |           |
| MID-ISLAND MORTGAGE CORP.                        |   |          |      | 01/07/2013 | L       | 365,408    | 27017-241    |              |     |      |            |           |
| CD   | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF          | Topo         | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100  | S | 13,080   | 9    | 1.00       | 100     | 1.00       | 235,700      | 2.46         | A   | 1.00 | R04        | 174,150   |

LAND

| TOTAL   | 13,068 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | MO BCH    | NOTE   |          |         | LAND    | 174,200  | 154,100 |          |
| Infl1   | AVG       |        | BUILDING | 276,100 | 244,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 900     | 900     |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          | TOTAL   |         | 451,200  | 399,300 |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | A 0.75 8 X 10 |    |       | 0.00      |       |
| PTD | G    | 1.20 | 10 0.90 EST   |    | 196   | 5.36      | 900   |

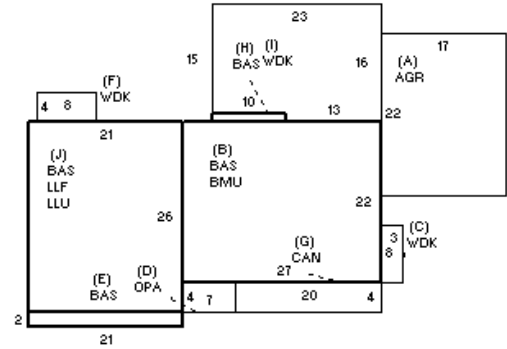


| CLASS  | CLASS%     | DESCRIPTION   | BN ID        | BN     | CARD       |    |     |     |
|--------|------------|---------------|--------------|--------|------------|----|-----|-----|
| 1010   | 100        | SINGLE FAMILY |              | 1      | 1 of 1     |    |     |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY | 1st | %   |
| 14895  | 10/20/2014 | 3             | ALT/RENO     | 6,000  | 03/28/2017 | BC | 100 | 100 |
| 14159  | 03/20/2014 | 15            | INSULATE/WEA | 1,500  |            |    | 100 | 100 |
| 14082  | 02/12/2014 | 15            | INSULATE/WEA | 2,500  |            |    | 100 | 100 |
| 03176  | 04/02/2003 | 8             | POOL         | 10,000 | 06/22/2004 | TL | 100 | 100 |
| 200658 | 10/13/2000 | 10            | WOODSTOVE    | 250    | 12/05/2000 | EB | 100 | 100 |

BUILDING

| BUILDING | CD | ADJ  | DESC               | MEASURE | 3/28/2017 | BC |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL        | LIST    | 3/28/2017 | BC |
| STYLE    | 3  | 0.95 | SPLIT LEVEL [100%] | REVIEW  | 3/28/2017 | BC |
| QUALITY  | A  | 1.00 | AVERAGE [100%]     |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]  |         |           |    |

BLDG COMMENTS



| YEAR BLT        | 1979  | SIZE ADJ   | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA        | 1,738 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$206 | OVERALL    | 0.990 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 1     | 1.00       |       |
| ROOMS           | 7     | 1.00       |       |
| BEDROOMS        | 3     | 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       | 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 | 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   | AGR | N | ATT GARAGE      | 374   |      | 69.79     | 26,101  |
| B   | BMU | N | BSMT UNFINISHED | 594   |      | 46.03     | 27,340  |
| +   | WDK | N | WOOD DECK       | 414   |      | 21.36     | 8,842   |
| D   | OPA | N | OPEN PORCH      | 28    |      | 81.46     | 2,281   |
| +   | BAS | L | BASE AREA       | 1,192 | 1979 | 191.95    | 228,800 |
| G   | CAN | N | CANOPY          | 80    |      | 12.72     | 1,018   |
| J   | LLU | N | LOWER LEVEL UNF | 546   |      | 36.25     | 19,794  |
| J   | LLF | L | LOWER LEVEL FIN | 546   | 1979 | 61.70     | 33,688  |
| FIX | O   |   | XTRA FIXTURES   | 2     |      | 2,129.30  | 4,259   |
| GFP | O   |   | GAS FIREPLACE   | 1     |      | 6,399.40  | 6,399   |

| TOTAL RCN      | 358,522    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1996 / 26  |
| COND           | 23 23 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 23 % GD 77 |
| RCNLD          | \$276,100  |