Key: 7612

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,768

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN CAROL A TR CAROL A RYAN NOMINEE TRUST PO BOX 131 MONUMENT BEACH, MA 02553-0131	35.2-59-0	18 BRIGGS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN CAROL A TR CAROL A R	01/29/2015	F	1	28652-83
RYAN JAMES E TR OF	08/14/1998	A	110,000	11694-343

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	%
05365	06/06/2005	3	ALT/RENO	3,860	08/03/2005	TL	100	100

LAND

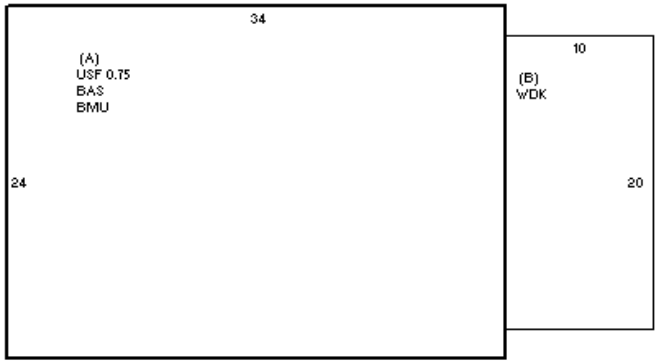
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,080	9 1.00	100 1.00	100 1.00	235,700	2.46	A 1.00	R04 1.00			174,150

TOTAL	13,068 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	174,200	154,100
BUILDING	247,100	218,600
DETACHED	0	0
OTHER	0	0
TOTAL	**421,300**	**372,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 08/05/2005

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	8/3/2005	TL
LIST	8/3/2005	TL
REVIEW	8/3/2005	TL

YEAR BLT	1980	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$225	OVERALL	1.090

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	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	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	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	BMU	N	BSMT UNFINISHED	816		40.34	32,919
A	BAS	L	BASE AREA	816	1980	219.39	179,025
A	USF	L	UPPER STORY FIN	612	1980	120.30	73,622
B	WDK	N	WOOD DECK	200		38.69	7,739
	BSF	N	BSMT SEMI-FIN	528		20.34	10,740
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069

TOTAL RCN	320,860

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			$247,100