Key: 7616

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,772

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HIGGINS ANNE S 26 BRIGGS AVE BUZZARDS BAY, MA 02532	35.2-63-0	26 BRIGGS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HIGGINS ANNE S	10/12/2006	QS	300,000	21426-230
JARVIS ALICE		XX		04166-00270

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

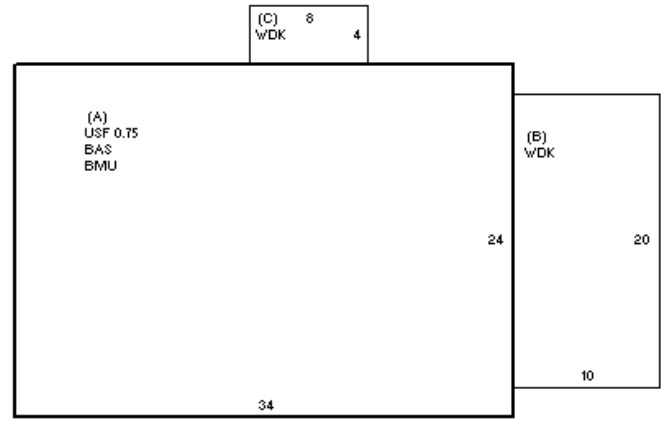
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05262	04/27/2005	4	DETACH.STRUC	2,467	06/22/2005	TL	100	100
920204	05/01/1992	9	DECK	1,300	04/06/1993	JS	100	100

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	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,200	154,100
BUILDING	248,600	220,000
DETACHED	0	0
OTHER	0	0
TOTAL	422,800	374,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 01/25/2005

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/25/2005	TL
LIST	1/25/2005	TL
REVIEW	6/22/2005	TL

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	6	TILE	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	BMU	N	BSMT UNFINISHED	816		43.14	35,200
A	BAS	L	BASE AREA	816	1978	234.59	191,426
A	USF	L	UPPER STORY FIN	612	1978	128.63	78,722
+	WDK	N	WOOD DECK	232		30.64	7,109
	F21	O	FPL 2S 1OP	1		10,420.90	10,421

TOTAL RCN 322,876

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 $248,600