Key: 8227

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,387

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAADE JOSEPH 51 PINE RIDGE RD BUZZARDS BAY, MA 02532	38.3-254-0	9 RIVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAADE JOSEPH	09/04/2020	QS	282,500	33233-120
RICHARD MICHAEL	05/18/2011	QS	176,000	25456-35
CAHIR JOHN &KATHERINE L B	02/03/2011	N		25234-113

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	%

LAND

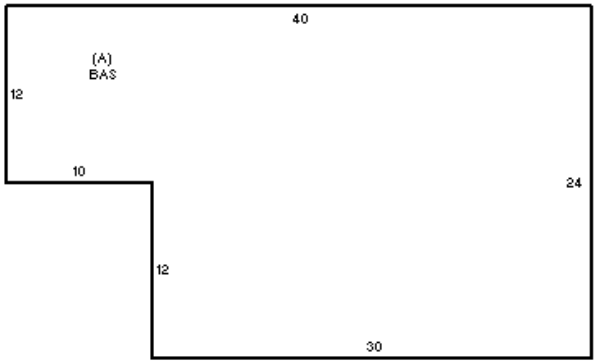
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	11 1.00	100 1.00	100 1.00	377,120	4.35	A 1.00	BAV 1.60			263,370

TOTAL	7,013 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

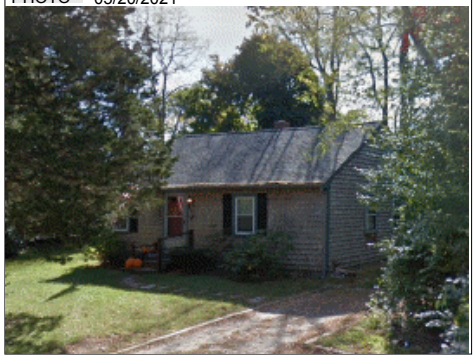
ASSESSED	CURRENT	PREVIOUS
LAND	263,400	233,100
BUILDING	125,500	111,000
DETACHED	0	0
OTHER	0	0
TOTAL	**388,900**	**344,100**



DETACHED

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

PHOTO 05/20/2021



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	5/20/2021	RP
LIST	5/20/2021	EST
REVIEW	5/20/2021	RP

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	840	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	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	3	FOUN. WALL	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	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	840	1950	192.16	161,412
	CPC	O	CAPE CELLAR	1		3,658.90	3,659

TOTAL RCN	165,071

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$125,500