

Key: 10403

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.636

LEGALS

LAND

DETACHED

BUILDING

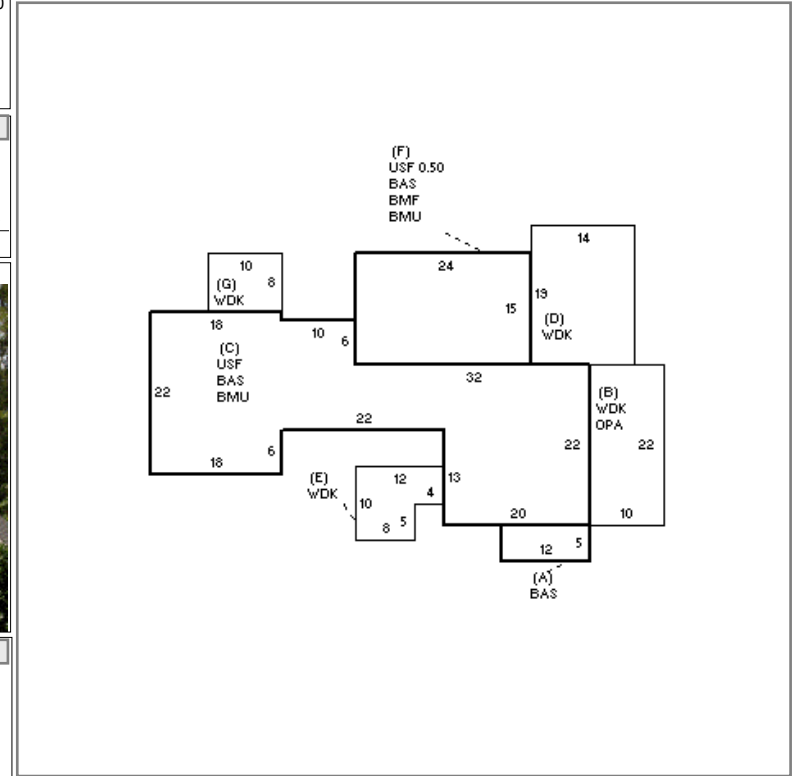
CURRENT OWNER				PARCEL ID				LOCATION			
RILEY CHRISTOPHER M AND SUSAN K RILEY TRS HARBORSIDE REALTY PO BOX 675 CATAUMET, MA 02534-0675				47.4-20-0				4 HARBORSIDE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RILEY CHRISTOPHER M AND S					X		11708-237				

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	%
910537	11/08/1991	12 3	CYCLICAL ALT/RENO	2,500	04/12/2018 02/01/1992	DB HS	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	DCK 1.00	100	1.00	15	0.85	BSP	9.10	1,673,810
300	A	0.652	14	1.00	100	1.00	100	1.00	A	BSP	9.10	96,710

TOTAL	1.570 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE Chapter 91 License #80-7 Held in perpetuity	LAND	1,770,500	1,392,500			
Infl1	DOCK		BUILDING	503,500	572,800			
N_Index	AVG		DETACHED	165,600	157,700			
			OTHER	0	0			
		TOTAL	2,439,600	2,123,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75		1,370	32.72	33,600
PPD	E	1.90	10 0.90		326	344.28	101,000
FLD	E	1.90	10 0.90		300	114.76	31,000



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/11/2008	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/6/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	653,858	
NET AREA	2,788	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,514	1980	223.45	338,300	CONDITION ELEM	CD	
\$NLA(RCN)	\$235	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	220		71.68	15,769	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,454		38.91	56,576	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,274	1980	126.63	161,330	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	666		26.02	17,327	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	F	BMF	N	BSMT FINISH	360		71.17	25,621	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		10,729.40	10,729	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	9		2,593.80	23,344				
				USE	0		1.00	MST	O	MAS/METAL STACK	1		4,861.00	4,861				
																	EFF.YR/AGE	1996 / 26
																	COND	23 23 %
																	FUNC	0
																	ECON	0
																	DEPR	23 % GD 77
																	RCNLD	\$503,500