Key: 1545

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,547

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIORDON DONALD E & STELLA T MORRIS 35 DIANDY RD SAGAMORE BEACH, MA 02562	7.3-120-0	35 DIANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIORDON DONALD E & OCONNOR EDWARD M &	10/17/2014	QS XX	315,000	28450-106 03978-00290

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	24,000	1 1.00	100 1.00	100 1.00	259,270	1.47	A 1.00	R04 1.10			210,420

TOTAL	24,002 SF	ZONING	1	FRNT	129

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

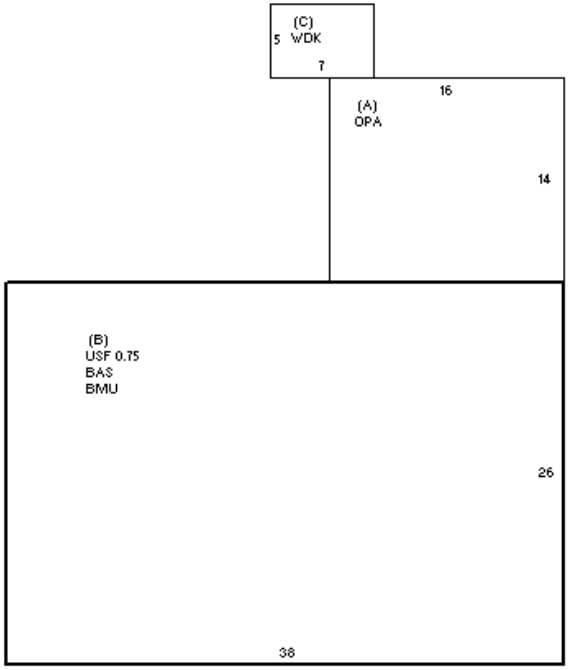
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	210,400	186,200
BUILDING	322,700	285,600
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**535,200**	**473,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 12		144	16.42	2,100

PHOTO 11/03/2020



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	7/13/2021	NMP
LIST	6/12/2014	EST
REVIEW	6/12/2014	DB

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,729	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	224		65.39	14,646
B	BMU	N	BSMT UNFINISHED	988		40.51	40,026
B	BAS	L	BASE AREA	988	1984	220.32	217,673
B	USF	L	UPPER STORY FIN	741	1984	120.80	89,514
C	WDK	N	WOOD DECK	35		70.44	2,465
	BMG	O	BSMT GARAGE	1		7,919.20	7,919
	F21	O	FPL 2S 1OP	1		9,786.80	9,787
	FIX	O	XTRA FIXTURES	3		2,366.07	7,098
	MST	O	MAS/METAL STACK	1		4,434.00	4,434

TOTAL RCN 393,563

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $322,700