Key: 2298

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,312

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIOUX DOUGLAS J & JULIANNE C PO BOX 592 SAGAMORE, MA 02561	12.3-90-3	7 FREIGHTHOUSE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIOUX DOUGLAS J &	11/01/2018	F	10	31636-312
RIOUX DOUGLAS J ETUX	10/11/2013	QS	350,000	27752-159
ZAHNER LAWRENCE R ETUX	02/25/2011	N	38,750	25280-80

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

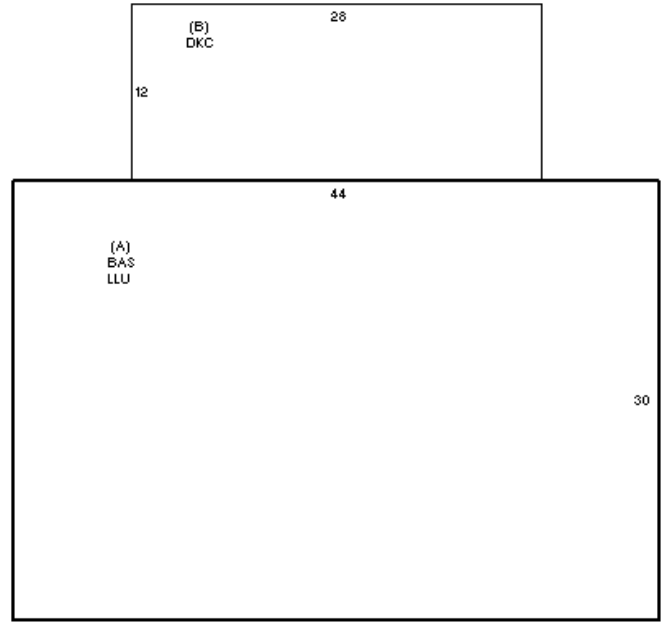
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12006	01/03/2012	4	DETACH.STRUC	2,500	07/31/2013	DB	100	100
11060	02/23/2011	1	NEW CONSTRUC	110,000	08/09/2011	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,400	2 1.00	100 1.00	100 1.00	318,195	1.37	A 1.00	CVG 1.35			263,310

TOTAL	26,397 SF	ZONING	1	FRNT	125
Nbhd	S SAG	NOTE	Dirt road; distant view of canal		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	263,300	233,000
BUILDING	311,500	278,100
DETACHED	17,000	16,200
OTHER	0	0
TOTAL	**591,800**	**527,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G 1.20	10 0.90	16 X 24		384	49.32	17,000

PHOTO 12/15/2022

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	12/15/2022	SL
LIST	12/15/2022	EST
REVIEW	12/15/2022	SL

YEAR BLT	2011	SIZE ADJ	1.010
NET AREA	1,680	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	53	VINYL-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,320		29.85	39,396
A	BAS	L	BASE AREA	1,320	2011	180.37	238,087
B	DKC	N	DECK-COMPOSITE	336		60.25	20,243
	LLF	L	LOWER LEVEL FIN	360	2011	67.36	24,249
	BMG	O	BSMT GARAGE	1		6,839.30	6,839
	FIX	O	XTRA FIXTURES	3		2,043.40	6,130

TOTAL RCN	334,943

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$311,500		