

Key: 2299

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.313

LEGALS

LAND

DETACHED

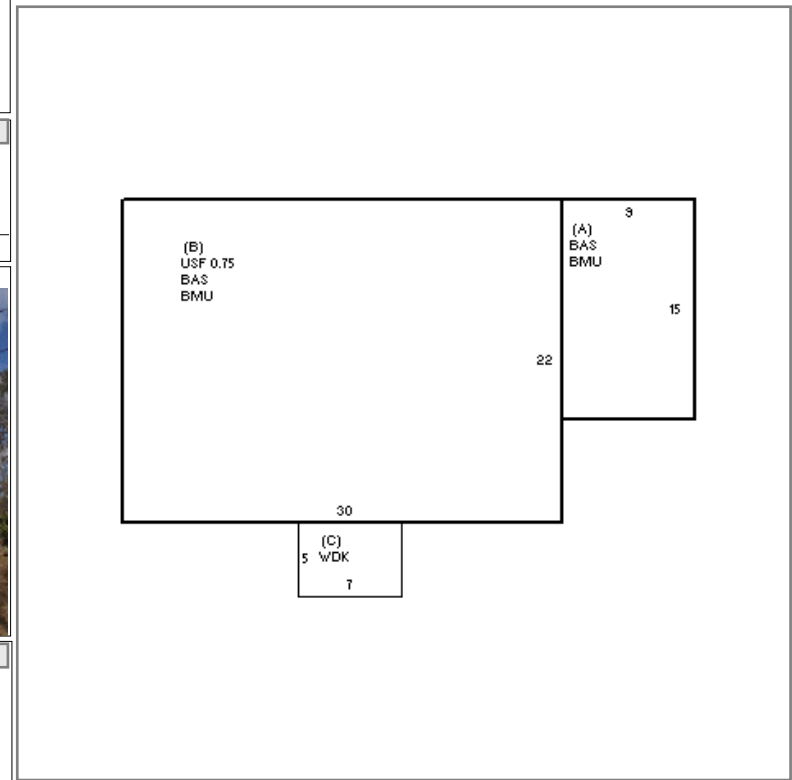
BUILDING

CURRENT OWNER							PARCEL ID				LOCATION					
RIOUX DOUGLAS J. & JULIANNE C RIOUX PO BOX 592 SAGAMORE, MA 02561							12.3-90-4				9 FREIGHTHOUSE RD					
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)						
RIOUX DOUGLAS J. & RIOUX DOUGLAS J ETUX							11/01/2018	F	10	31636-309						
							11/04/2016	T	200,000	30064-191						
LUNEDEI AILEEN D							11/04/2016	F	1	30064-189						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	24,300	2	1.00	100	1.00	100	1.00	388,905	1.46	A	1.00	CEX	1.65		316,400

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	%
17309	05/01/2017	3	ALT/RENO	10,000	01/09/2020	TL	100	100
17001	01/03/2017	3	ALT/RENO	24,300	01/09/2020	TL	100	100
920277	06/02/1992	2	ADDITIONS	3,800	01/09/1998	JS	100	100

TOTAL	24,306 SF		ZONING	1	FRNT	133	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE		LAND		316,400	280,000		
Infl1	AVG			BUILDING		249,500	220,800		
N_Index	AVG			DETACHED		0	0		
				OTHER		0	0		
				TOTAL		565,900	500,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2017	TL
MODEL	1		RESIDENTIAL	LIST	10/31/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	8/3/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1951	SIZE ADJ	1.015
NET AREA	1,290	DETAIL ADJ	1.000
\$NLA(RCN)	\$230	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	795		51.86	41,230
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	795	1951	232.40	184,756
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	495	1951	123.97	61,364
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	35		71.43	2,500
FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	297,048	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	U	
EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$249,500	