

Key: 4170

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.253

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RIVERBEND HOLDINGS LLC PO BOX 2144 SANDWICH, MA 02563				20.3-107-0				20 PERRY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIVERBEND HOLDINGS LLC				12/01/2011	N	300,000	5883-41				
O RAFFERTY EMMET J				02/07/2006	QS	460,000	20722-157				
DIEFENBACH GEORGE J III &				08/27/2003	QS	287,000	17545-120				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	APT - 4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
990704	11/15/1999	3	ALT/RENO	2,600	07/10/2001	EB	0	100
910291	06/20/1991	7	SIGN	150	04/02/1992	JS	0	100

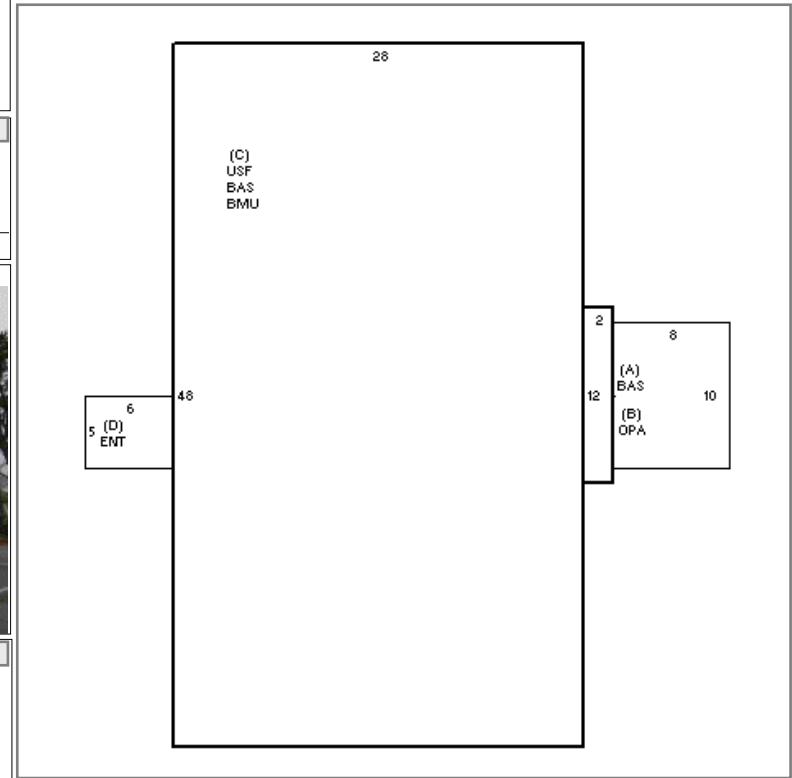
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		4 APT	1.00	100	1.00	1.00	A	1.00	APV	1.80	264,960

TOTAL	15,638 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	N	2 TEMP STORAGE UNITS ON SITE		LAND	265,000	252,000
Infl1	AVG	O	Variance to allow for 2 res. apts on the first floor - Case		BUILDING	354,900	314,100
N_Index	AVG	T	03-21; On Mkt: \$525K: 7/05		DETACHED	0	0
		E			OTHER	0	0
					TOTAL	619,900	566,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/26/2013	JB
MODEL	1		RESIDENTIAL	LIST	11/26/2013	JB
STYLE	13	0.85	CONVERSION [100%]	REVIEW	1/28/2014	JB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,712	DETAIL ADJ	1.000
\$NLA(RCN)	\$156	OVERALL	0.850

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,368	1970	175.76	240,444
B	OPA	N	OPEN PORCH	80		67.19	5,375
C	BMU	N	BSMT UNFINISHED	1,344		29.87	40,145
C	USF	L	UPPER STORY FIN	1,344	1970	97.21	130,650
D	ENT	N	ENCLOSED ENTRY	30		79.04	2,371
	BMF	N	BSMT FINISH	65		54.63	3,551

TOTAL RCN	422,537
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$354,900