

Key: 5112

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.246

LEGALS

| CURRENT OWNER                                           |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---------------------------------------------------------|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| RIOUX ELIZABETH A<br>42 SANDWICH RD<br>BOURNE, MA 02532 |  |  |  | 24.3-31-0  |    |            |              | 42 SANDWICH RD |  |  |  |
| TRANSFER HISTORY                                        |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| RIOUX ELIZABETH A                                       |  |  |  | 10/15/2014 | F  | 100        | 28445-120    |                |  |  |  |
| RIOUX RAYMOND D                                         |  |  |  | 01/10/1991 | QS | 94,900     | 07408-00300  |                |  |  |  |
| RIOUX RAYMOND D                                         |  |  |  |            | XX |            | N/A-N/A      |                |  |  |  |

| 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    | %   |
| EXB-21-126 | 03/02/2021 | 3             | ALT/RENO     | 6,415  | 10/25/2022 | SL | 100    | 100 |
| 19357      | 05/06/2019 | 3             | ALT/RENO     | 4,000  | 06/27/2019 | SL | 100    | 100 |
| 15109      | 03/09/2015 | 15            | INSULATE/WEA | 2,500  | 04/14/2015 |    | 100    | 100 |
| 08127      | 04/10/2008 | 3             | ALT/RENO     | 1,000  | 04/14/2008 |    | 100    | 100 |

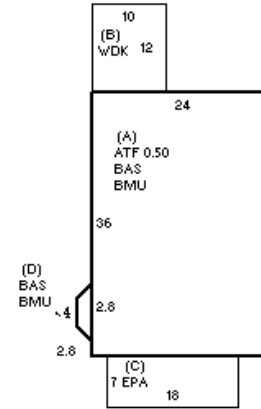
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,075 6  | 1.00 | 100   | 1.00    | 100      | 1.00 |      |      |     |            | 148,250   |
|     |   |          |      |       |         | 212,130  | 4.30 | A    | 1.00 | R04 | 0.90       |           |

|         |          |        |          |         |         |          |         |          |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 7,057 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BOURNE   | NOTE   |          |         |         | LAND     | 148,300 | 145,800  |
| Infl1   | AVG      |        | LAND     | 203,000 | 176,600 |          |         |          |
| N_Index | AVG      |        | BUILDING | 0       | 0       |          |         |          |
|         |          |        | DETACHED | 0       | 0       |          |         |          |
|         |          |        |          |         | OTHER   | 0        | 0       | 0        |
|         |          |        |          |         | TOTAL   | 351,300  | 322,400 |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/25/2022 | SL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/25/2022 | EST |
| STYLE    | 16 | 1.00 | BUNGALOW [99%]    | REVIEW  | 10/25/2022 | SL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BUILDING

| YEAR BLT        | 1930  | SIZE ADJ   | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA        | 876   | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$305 | OVERALL    | 1.041 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         |       | 1.5        | 1.00  |
| ROOMS           |       | 7          | 1.00  |
| BEDROOMS        |       | 3          | 1.00  |
| BATHROOMS       |       | 1          | 1.00  |
| FIXTURES        |       | 5          | 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  |
|-----------------|----|----------------|------|
| 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     | 1  | PLASTER        | 1.00 |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 |
| FUEL SOURCE     | 1  | OIL            | 1.00 |
| USE             | 0  |                | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 876   |      | 38.72     | 33,918  |
| A | BAS | L | BASE AREA       | 864   | 1930 | 210.56    | 181,927 |
| A | ATF | N | ATTIC FINISH    | 432   |      | 65.92     | 28,476  |
| B | WDK | N | WOOD DECK       | 120   |      | 41.96     | 5,035   |
| C | EPA | N | ENCLOSED PORCH  | 126   |      | 87.36     | 11,007  |
| D | BAS | L | BASE AREA       | 12    | 1930 | 210.59    | 2,527   |
|   | MST | O | MAS/METAL STACK | 1     |      | 4,237.70  | 4,238   |

| TOTAL RCN      | 267,127    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1995 / 27  |
| COND           | 24 24 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 24 % GD 76 |
| RCNLD          | \$203,000  |