

Key: 5610

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.751

LEGAL

LAND

DETACHED

BUILDING

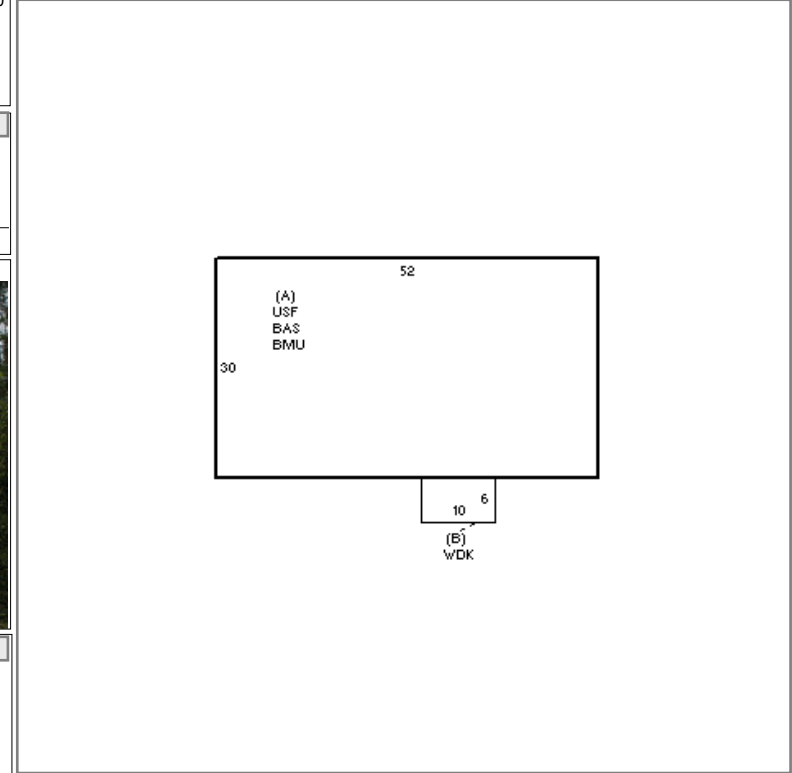
CURRENT OWNER				PARCEL ID				LOCATION			
RIORDAN MICHAEL R TRUSTEE OF RIORDAN REALTY TRUST 6 BRENDON LANE BOURNE, MA 02532				26.3-47-0				6 BRENDON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIORDAN MICHAEL R TRUSTEE				04/13/2004	F		18445-24				
RIORDAN MICHAEL R				03/26/1993	L	135,000	8498-168				
FDIC/WORKINGMENS CO-OP				11/05/1992	L	154,200	N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04603	08/09/2004	4	DETACH.STRUC	30,000	10/31/2005	TL	100	100
04293	05/10/2004	1	NEW CONSTRUC	675,000	05/08/2008	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 7		1.00	100 1.00	518,540	1.00	A	1.00	BVG	2.20	476,070
300	A	0.317 7		1.00	100 1.00	35,860	1.00	A	1.00	BVG	2.20	11,370

TOTAL	1.235 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE		LAND	487,400	431,400		
Infl1	AVG		BUILDING	503,400	445,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	1,659,600	1,485,700			
			TOTAL	2,650,400	2,362,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/13/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	547,139		
NET AREA	3,120	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,560		33.69	52,563	CONDITION ELEM	CD		
\$NLA(RCN)	\$175	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,560	1900	193.49	301,844	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,560	1900	109.66	171,062	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	60		56.60	3,396	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 1OP	1		9,290.90	9,291	BATHS	G		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	4		2,245.98	8,984	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2011 / 11
																		COND	8 8 %
																		FUNC	0
																		ECON	0
																		DEPR	8 % GD 92
																		RCNLD	\$503,400

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CURRENT OWNER		PARCEL ID		LOCATION	
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

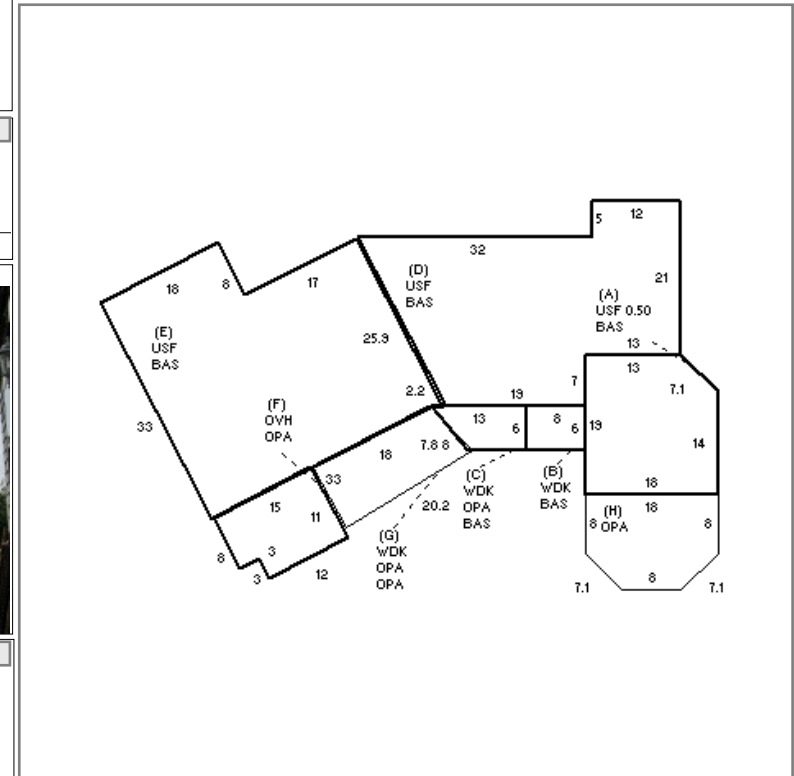
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	1,659,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/18/2018	BC
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	2004	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,929,796		
NET AREA	5,885	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	2,304	2004	393.43	906,464	CONDITION ELEM	CD		
\$NLA(RCN)	\$328	OVERALL	1.180	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	2,028	2004	198.34	402,226	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	+	WDK	N	WOOD DECK	272		59.29	16,127	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	750		134.72	101,043	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	F	OVH	L	OVERHANG	156	2004	414.58	64,675	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		USF	L	UPPER STORY FIN	1,397	2004	238.00	332,490	BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		18,354.80	18,355	HEAT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		20,165.60	20,166	ELECT	A		
				USE	0		1.00		FIX	O	XTRA FIXTURES	14		4,875.01	68,250				
																	EFF_YR/AGE	2005 / 17	
																	COND	14	14 %
																	FUNC	0	
																	ECON	0	
																	DEPR	14	% GD 86
																	RCNLD	\$1,659,600	