Key: 6130

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,287

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RICCI DAVID & CHRISTINE TRS RICCI REALTY TRUST PO BOX 779 MONUMENT BEACH, MA 02553	30.2-4-0	2 QUIET COVE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RICCI DAVID & CHRISTINE T	12/31/2019	F	1	32592-17
QUIET COVE LIMITED PARTNE	10/14/1988	XX		6480-208

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

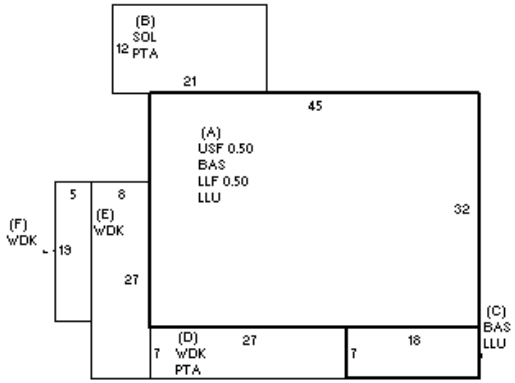
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-645	09/15/2021	3	ALT/RENO	12,447			100	100
18826	09/26/2018	3	ALT/RENO	15,475			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,585	9 1.00	100 1.00	100 1.00	1,508,480	1.14	A 1.00	BSP 6.40			1,320,520

TOTAL	33,585 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	326=ROW FKA 30.2/218; sandy beach		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,320,500	1,168,700
BUILDING	481,700	433,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,802,200**	**1,601,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.05	RAISED CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/3/2023	TL
LIST	3/3/2023	EST
REVIEW		

YEAR BLT	1965	SIZE ADJ	0.995
NET AREA	3,006	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,566		35.28	55,253
A	LLF	L	LOWER LEVEL FIN	720	1965	69.99	50,394
+	BAS	L	BASE AREA	1,566	1965	208.09	325,872
A	USF	L	UPPER STORY FIN	720	1965	123.34	88,802
+	PTA	N	PATIO	441		15.42	6,801
B	SOL	N	SOLARIUM	252		97.82	24,651
+	WDK	N	WOOD DECK	500		24.23	12,114
	BMG	O	BSMT GARAGE	2		8,085.30	16,171
	F21	O	FPL 2S 1OP	1		9,992.00	9,992
	FIX	O	XTRA FIXTURES	5		2,415.60	12,078

TOTAL RCN	602,127

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$481,700