

Key: 6427

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.578

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCSPARREN ROBERT L 120 SANDY POINT FARM RD PORTSMOUTH, RI 02871-2127				30.4-106-0				18-20 LINWOOD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCSPARREN ROBERT L					XX		05344-00091				

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	%
EXB-20-169	08/06/2020	3	ALT/RENO	5,000			100	100
07659	10/25/2007	3	ALT/RENO	6,800	09/08/2008	TL	100	100
890222	04/24/1989	1	NEW CONSTRUC	66,500	01/23/1990	HLD	100	100
890227	01/19/1989	5	DEMOLITIONS	10,000	01/23/1990	HLD	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,940 9	1.00	100	1.00	100	1.00	271,055	3.47	A	1.00	BAV 1.15	192,800

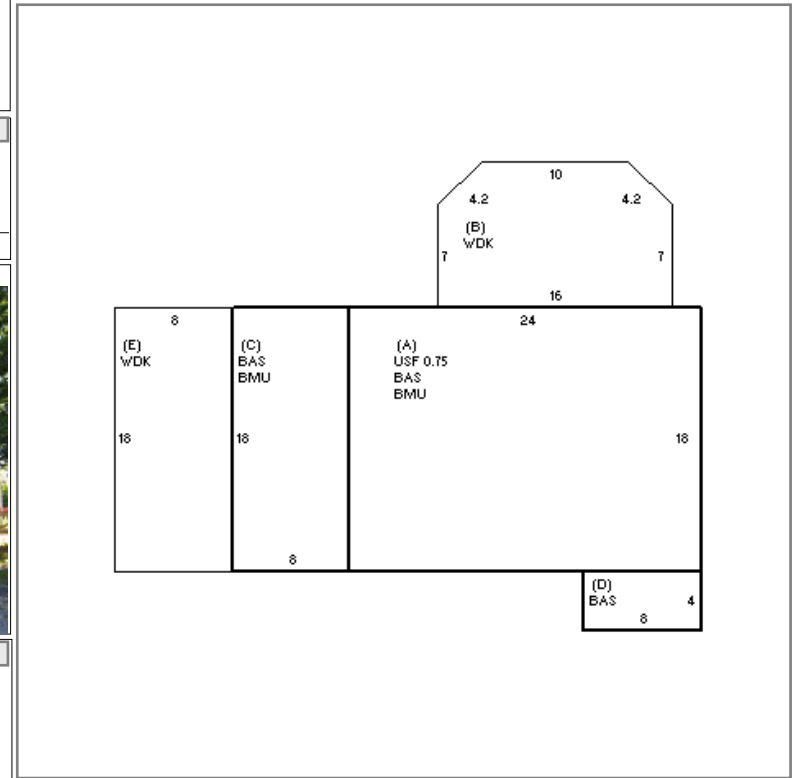
TOTAL	8,930 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	192,800	170,600			
Infl1	AVG		BUILDING	160,600	142,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	175,000	154,900			
			TOTAL	528,400	467,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/5/2013	TL
MODEL	1		RESIDENTIAL	LIST	6/5/2013	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/5/2013	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	932	DETAIL ADJ	1.000
\$NLA(RCN)	\$233	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	2		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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	576		51.18	29,478
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	324	1900	122.34	39,637
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	295		28.79	8,494
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	608	1900	229.33	139,435
FLOOR COVER	1	HARDWOOD	1.02								
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	217,045
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	O
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$160,600

