Key: 6505

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,665

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIVERBEND HOLDINGS LLC 32 FORT HILL RD E SANDWICH, MA 02537	30.4-187-0	19 BAYVIEW AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIVERBEND HOLDINGS LLC	12/29/2008	F	10	23340-275
PALAZESI LENI J ETUX	09/26/2006	T	255,000	21379-82
GRANT NORA REGINA		XX		04491-00144

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

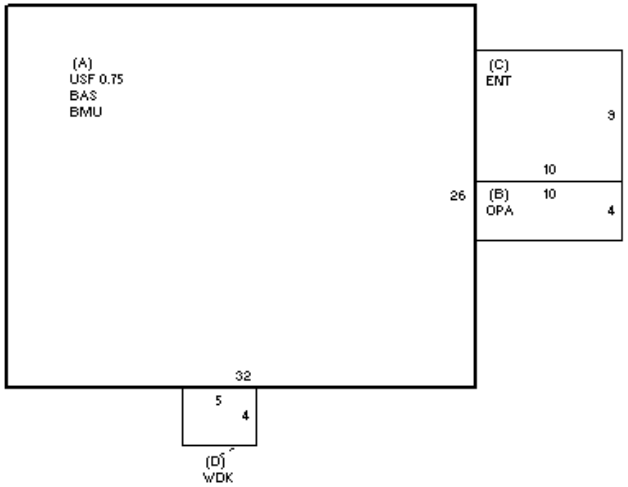
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-262	09/13/2020	3	ALT/RENO	9,000	04/22/2021		100	100
980066	02/19/1998	3	ALT/RENO	2,500	02/03/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,720	9 1.00	100 1.00	100 1.00	294,625	2.52	A 1.00	BA+ 1.25			216,980

TOTAL	12,720 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	217,000	192,000
BUILDING	271,400	240,100
DETACHED	0	0
OTHER	0	0
TOTAL	**488,400**	**432,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/15/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/15/2014	TL
LIST	4/22/2021	EST
REVIEW	4/22/2021	TL

YEAR BLT	1949	SIZE ADJ	1.015
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		41.08	34,181
A	BAS	L	BASE AREA	832	1949	223.42	185,885
A	USF	L	UPPER STORY FIN	624	1949	122.51	76,443
B	OPA	N	OPEN PORCH	40		91.80	3,672
C	ENT	N	ENCLOSED ENTRY	90		67.69	6,092
D	WDK	N	WOOD DECK	20		79.60	1,592
	BMF	N	BSMT FINISH	416		49.36	20,535
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	4		2,399.20	9,597

TOTAL RCN	347,922

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$271,400