

Key: 6507

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.667

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RIVERBEND HOLDINGS LLC 32 FORT HILL RD E SANDWICH, MA 02537				30.4-191-0				445 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIVERBEND HOLDINGS LLC				12/29/2008	N	10	23340-277				
PALAZESI DIANE &				08/05/1996	A	45,000	10332-56				

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 %
151090	11/27/2015	3	ALT/RENO	7,000	04/18/2018	BC	100 100
960428	09/10/1996	3	ALT/RENO	4,000	07/22/1997	JC	100 100
960384	08/15/1996	3	ALT/RENO	5,000	07/22/1997	JC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,400 9		1.00 100	1.00 100	294,625	3.31	A	1.00	BA+	1.25	210,470

TOTAL	9,409 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	210,500	186,300	
Infl1	AVG				BUILDING	208,400	184,400	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
				TOTAL		418,900	370,700	

DETACHED

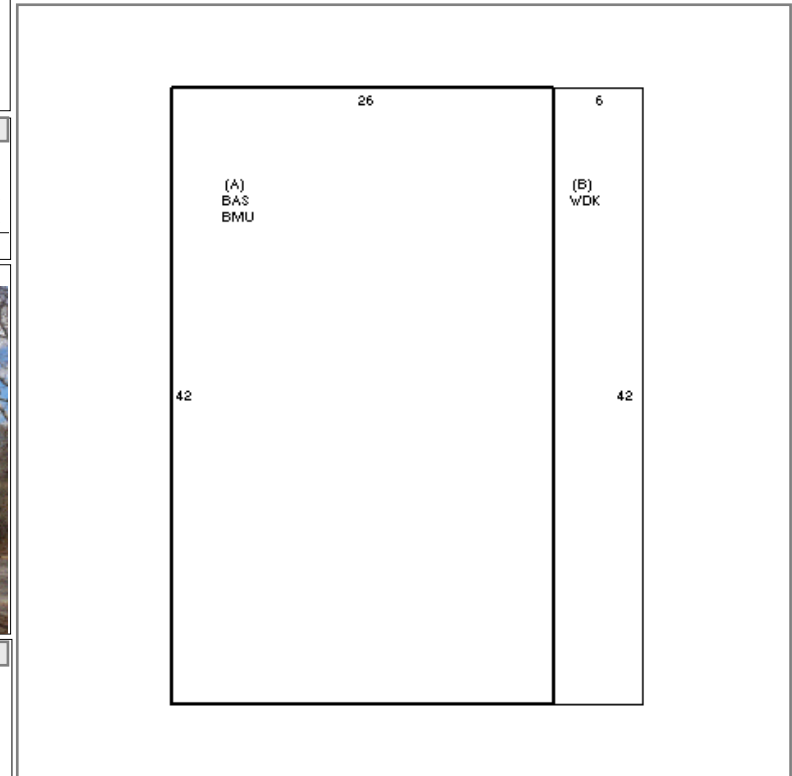
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/18/2018	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	8/1/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



INDING

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
\$NLA(RCN)	\$233	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	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	1,092		35.90	39,205
A	BAS	L	BASE AREA	1,092	1930	189.00	206,388
B	WDK	N	WOOD DECK	252		25.50	6,426
	FIX	O	XTRA FIXTURES	1		2,097.10	2,097

TOTAL RCN	254,116
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$208,400