

Key: 7540

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.696

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DOWNES JOHN T PO BOX 446 SANDWICH, MA 02563				35.1-158-0				4 RAINBOW CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DOWNES JOHN T				03/15/2017	QS	325,000	30351-117					
HOFFMAN SUSAN M				02/17/2015	QS	320,000	28684-239					
HUNT SCOTT D &				03/30/2001	QS	195,000	13682-87					

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-22-508	08/11/2022	3	ALT/RENO	3,974			100	100
EXB-20-98	07/02/2020	3	ALT/RENO	17,844	04/15/2021		100	100

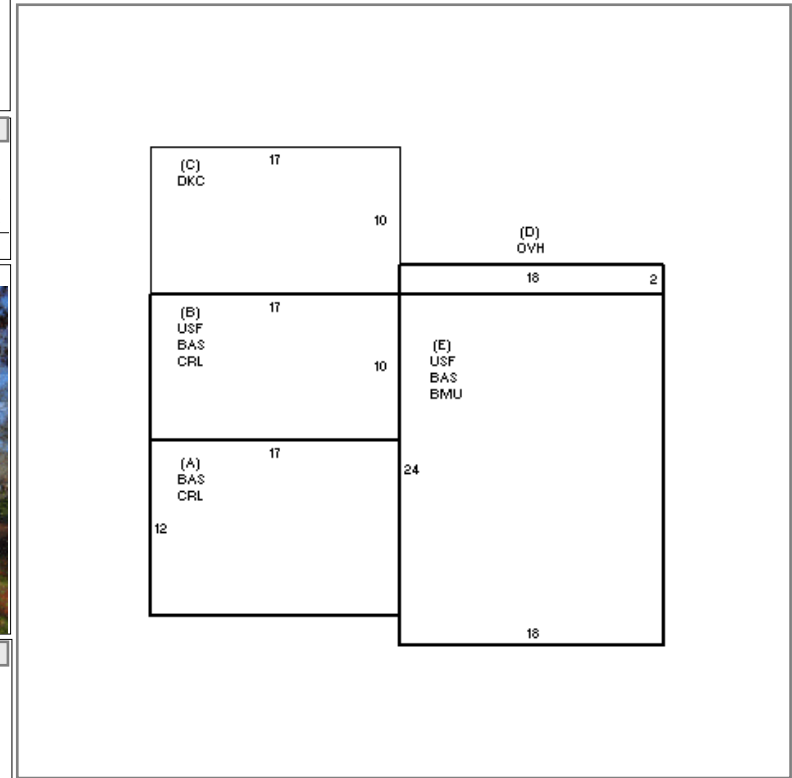
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,118 9	1.00	100	1.00	100	1.00					188,330

TOTAL	22,128 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH		NOTE				LAND	188,300	166,700
Infl1	AVG			BUILDING	333,600	295,200			
N_Index	AVG			DETACHED	700	700			
				OTHER	0	0			
						TOTAL	522,600	462,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	10 0.90 12X12		144	5.64	700
SHF	A	1.00	A 0.75 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2020	TL
MODEL	1		RESIDENTIAL	LIST	8/3/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/11/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,444	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	374		41.99	15,704
\$NLA(RCN)	\$246	OVERALL	1.150	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	806	1986	243.04	195,893
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	602	1986	133.26	80,225
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	170		76.95	13,082
				FLOOR COVER	2	SOFTWOOD	1.02	D	OVH	L	OVERHANG	36	1986	221.97	7,991
				INT. FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNFINISHED	432		56.42	24,371
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S 1OP	1		9,827.00	9,827	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,610.13	7,830	
				USE	0		1.00								

TOTAL RCN	354,924	
CONDITION ELEM CD		
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE 2013 / 9		
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6 % GD	94
RCNLD	\$333,600	