Key: 8216

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,376

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JSMD&GS LLC C/O HARBANS LLC 319 SANDWICH RD FALMOUTH, MA 02536	38.3-243-0	8 RIVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARBANS LLC	05/12/2023	QS	585,000	35782-135
JSMD&GS LLC	09/01/2021	O	350,000	34433-281
MACCALLUM JEFFREY S &	06/02/2011	QS	159,900	25486-212

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-23-397	06/29/2023	15	INSULATE/WEA	4,795			100	100
		3	ALT/RENO		07/06/2022	SL	100	100
D-22-5	01/28/2022	3	ALT/RENO	600	07/08/2022	SL	100	100
B-22-33	01/26/2022	3	ALT/RENO	60,000	07/08/2022	SL	100	100
EXB-21-844	11/16/2021	3	ALT/RENO	3,900	07/08/2022	SL	100	100

LAND

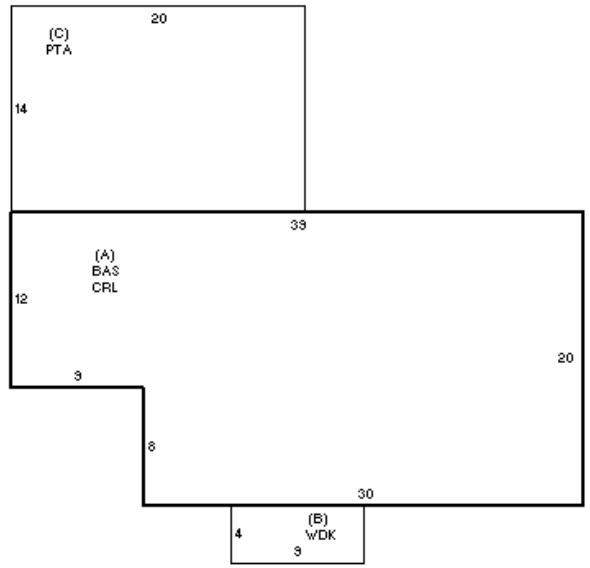
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	11 1.00	100 1.00	100 1.00	377,120	4.66	A 1.00	BAV 1.60			262,120

TOTAL	6,490 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	262,100	232,000
BUILDING	184,600	166,100
DETACHED	1,800	0
OTHER	0	0
TOTAL	**448,500**	**398,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800

PHOTO 09/14/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/6/2022	SL
LIST	7/6/2022	EST
REVIEW	9/7/2023	RP

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	708	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	3	FOUN. WALL	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	708		28.06	19,869
A	BAS	L	BASE AREA	708	1940	225.34	159,538
B	WDK	N	WOOD DECK	36		69.25	2,493
C	PTA	N	PATIO	280		14.85	4,159
	FIX	O	XTRA FIXTURES	1		2,326.90	2,327

TOTAL RCN	188,386

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD		$184,600