

Key: 8218

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.378

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| QUINLAN BARRY M 330 BEACON ST APT A21 BOSTON, MA 02116 | | | | 38.3-245-0 | | | | 4 RIVER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| QUINLAN BARRY M | | | | 07/27/2011 | F | | 25587-274 | | | | |
| QUINLAN BARRY M | | | | 07/12/2011 | QS | 175,000 | 25559-88 | | | | |
| CAHIR JOHN&KATHERINE L BA | | | | 02/03/2011 | F | | 25234-113 | | | | |

| 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 | % |
| 11541 | 09/19/2011 | 6 | FENCE | | | | 100 | 100 |

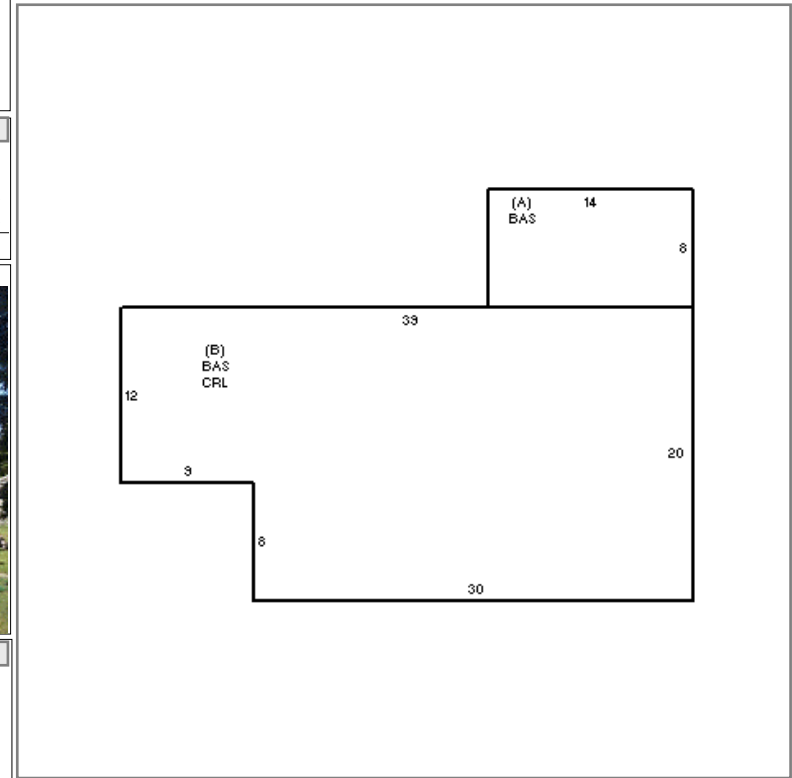
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| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|---------|
| 100 | S | 6,552 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 377,120 | 4.62 | A | 1.00 | BAV | 1.60 | | | | | 262,250 |

| TOTAL | 6,534 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | POC | NOTE | | | | LAND | 262,300 | 232,100 |
| Infl1 | AVG | | BUILDING | 133,100 | 117,800 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 395,400 | 349,900 |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 7 X 8 | | | 0.00 | |



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| BUILDING | CD | ADJ | DESC | MEASURE | 7/18/2001 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/18/2001 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 7/18/2001 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1945 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 820 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$214 | OVERALL | 0.950 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 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 |
|-----------------|----|----------------|------|
| 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 | 5 | VINYL | 1.00 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | BAS | L | BASE AREA | 112 | 1945 | 192.16 | 21,522 |
| B | CRL | N | BSMT CRAWL | 708 | | 24.89 | 17,624 |
| B | BAS | L | BASE AREA | 708 | 1945 | 192.16 | 136,048 |

| TOTAL RCN | 175,193 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | 1995 / 27 | |
| COND | 24 | 24 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 24 | % GD 76 |
| RCNLD | \$133,100 | |