Key: 8219

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,379

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SILVER BEACH REALTY LLC 74 DEER RUN LANE NORTH FALMOUTH, MA 02556	38.3-246-0	1 RIVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SILVER BEACH REALTY LLC	03/30/2011	QS	159,900	25349-239
CAHIR JOHN&KATHERINE L BA	02/03/2011	N		25234-113
THOMA PATRICIA C ET ALS T				11715-130

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-20-43	06/12/2020	3	ALT/RENO	5,400			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

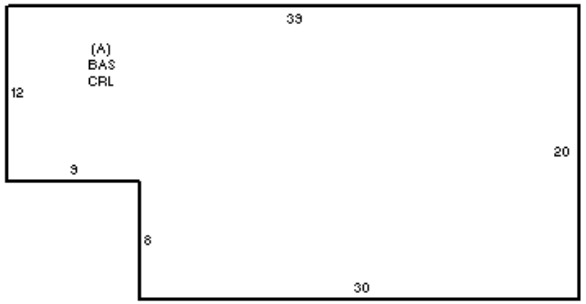
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	262,100	232,000
BUILDING	130,000	115,000
DETACHED	0	0
OTHER	0	0
TOTAL	**392,100**	**347,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 04/15/2021



BUILDING

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

MEASURE	7/30/2015	DB
LIST	4/15/2021	EST
REVIEW	4/15/2021	TL

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	708	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	2	CLAPBOARD	1.00
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	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	CRL	N	BSMT CRAWL	708		25.42	17,995
A	BAS	L	BASE AREA	708	1950	204.09	144,493

TOTAL RCN	162,488

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$130,000