

Key: 8221

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.381

LEGAL

LAND

DETACHED

BUILDING

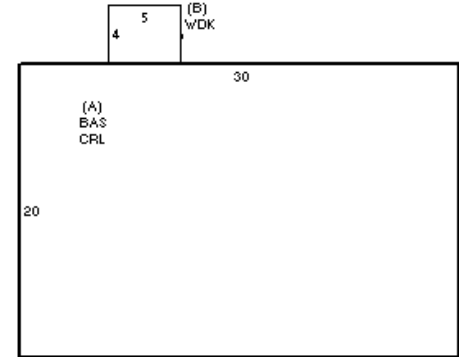
CURRENT OWNER		PARCEL ID	LOCATION			
MORSE DONNA MARIE TRS C/O LFP FUTURE HOLDINGS LLC 4 FRANK RD STOUGHTON, MA 02072		38.3-248-0	3 RIVER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
LFP FUTURE HOLDINGS LLC		04/28/2023	U	250,000	35759-97	
MORSE DONNA MARIE TRS		11/01/2022	F	1	35459-302	
MORSE DONNA M		09/01/2022	F	1	35344-202-03	

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 %

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	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	262,100	232,000			
Infl1	AVG		BUILDING	108,300	95,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	370,400	327,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 6			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/3/2019	RP
MODEL	1		RESIDENTIAL	LIST	6/3/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1948	SIZE ADJ	1.020
NET AREA	600	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	0.950
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	600		24.89	14,935
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	600	1948	210.41	126,244
ROOF SHAPE	2	HIP	1.02	B	WDK	N	WOOD DECK	20		68.46	1,369
ROOF COVER	1	ASPH/COMP SHIN	1.00								
FLOOR COVER	3	W/W CARPET	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								

TOTAL RCN	142,549
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	\$108,300