Key: 8225

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,385

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONAHUE JR THOMAS F & ALLISON MACKIN-DONAHUE 50 ELMSHADE DR UXBRIDGE, MA 01569	38.3-252-0	11 RIVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONAHUE JR THOMAS F &	08/29/2019	QS	280,000	32256-322
GILBERT CHRISTOPHER J ETU	06/15/2011	QS	159,900	25508-299
THOMA PATRICIA C ET ALS T	02/03/2011	N		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	%
14554	07/14/2014	3	ALT/RENO	4,440			100	100

LAND

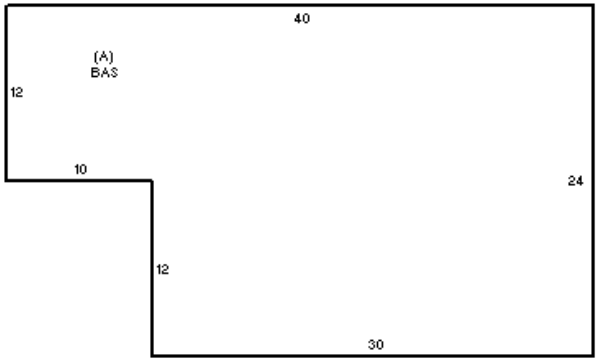
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,800	11 1.00	100 1.00	100 1.00	377,120	4.47	A 1.00	BAV 1.60			262,870

TOTAL	6,795 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	262,900	232,700
BUILDING	143,300	126,900
DETACHED	0	0
OTHER	0	0
TOTAL	**406,200**	**359,600**



DETACHED

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

PHOTO 06/20/2019

BLDG COMMENTS

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	6/20/2019	EST
LIST	6/20/2019	EST
REVIEW	9/9/2020	RP

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	840	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	0.970

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	21	COMBO	1.00
INT. FINISH	1	PLASTER	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	BAS	L	BASE AREA	840	1945	196.20	164,810
	CPC	O	CAPE CELLAR	1		3,736.00	3,736
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN 170,654

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

EFF.YR/AGE 2003 / 19

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $143,300