

Key: 8226

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.386

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MORRISON DUNCAN A & IVANA VUJANOVIC PO BOX 80 NORTH FALMOUTH, MA 02556				38.3-253-0				10 RIVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORRISON DUNCAN A & CAHIR JOHN & KATHERINE L B				03/31/2011	QS	159,000	25354-152				
THOMA PATRICIA C ET ALS T				02/03/2011	NX		25234-113 11715-124				

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 %

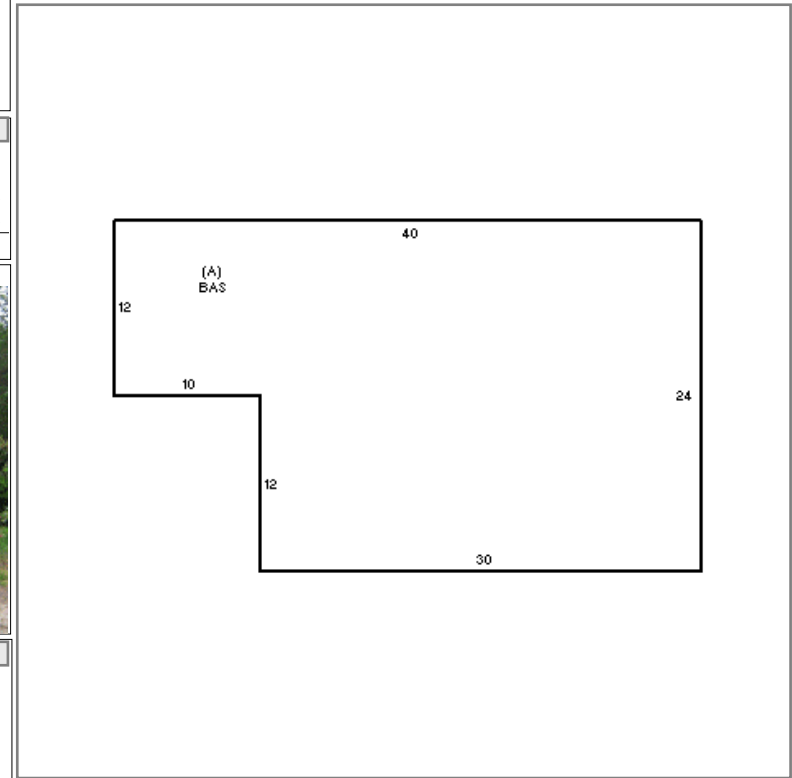
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,200	11	1.00	100	1.00	100	1.00	377,120	4.23	A	1.00	BAV	1.60			263,880

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	263,900	233,500
Infl1	AVG		BUILDING	125,500	111,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	389,400	344,500

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2011	TL
MODEL	1		RESIDENTIAL	LIST	6/23/2011	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	6/23/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	165.071			
NET AREA	840	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	840	1950	192.16	161,412	CONDITION ELEM	CD			
\$NLA(RCN)	\$197	OVERALL	0.950	EXT COVER	1	WOOD SHINGLE	1.02		CPC	O	CAPE CELLAR	1		3,658.90	3,659	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00											KITCHEN	A	
				FLOOR COVER	35	W/W-VINYL	1.00											BATHS	A	
				INT. FINISH	3	WOOD PANEL	0.98											HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT	A	
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE		1995 / 27
				USE	0		1.00											COND	24	24 %
																		FUNC	0	
																		ECON	0	
																		DEPR	24	% GD 76
																		RCNLD		\$125,500