

Key: 9862

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.095

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RIVERBEND HOLDINGS LLC PO BOX 2144 SANDWICH, MA 02563				44.2-21-0				2 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIVERBEND HOLDINGS LLC				09/19/2012	S	185,000	26687-23				
ROOD KAREN A TR				05/31/2012	L	200,000	26376-90				
SHUTKUFSKI KEVIN				03/29/2002	B	225,000	14987-1				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDGS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14298	04/28/2014	7	SIGN		06/24/2016	RJM	100	100
14297	04/28/2014	7	SIGN		06/24/2016	RJM	100	100
12671	09/25/2012	3	ALT/RENO	6,300			100	100
10655	11/01/2010	7	SIGN	40	06/07/2012	JB	100	100
08409	08/04/2008	3	ALT/RENO	5,500	06/07/2012	JB	100	100

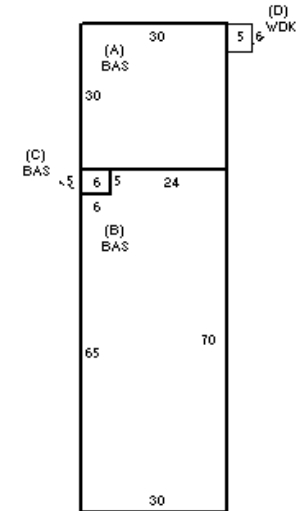
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	20,000	C-6	1.00	100	1.00	100	1.00	455,500	1.48	A	1.00	55	1.00		310,050
303	A	0.045	C-6	1.00	100	1.00	100	1.00	22,800	1.00	A	1.00	55	1.00		1,030

TOTAL	21,954 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POCASS/CATAUMET	NOTE	LAND	311,100	299,100		
Infl1	AVG		BUILDING	106,800	104,100		
N_Index	AVG		DETACHED	3,000	2,800		
			OTHER	0	0		
			TOTAL	420,900	406,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		112	10.10	600
PAV	A	1.00	50 0.50		3,000	1.20	1,800
SW1	A	1.00	50 0.50 8X8		64	18.30	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2017	BC
MODEL	5		CIM-5	LIST	3/29/2017	BC
STYLE	20	1.00	OFFICE BUILDING [100%]	REVIEW	3/29/2017	BC
QUALITY	L	0.80	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	152,534		
NET AREA	3,000	DETAIL ADJ	0.967	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	900	1981	50.65	45,584	CONDITION ELEM	CD		
\$NLA(RCN)	\$51	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,100	1981	50.65	106,362			EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	30		19.60	588			INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				NAF	0		1.00												
																EFF.YR/AGE	1983 / 39		
																COND	30 30 %		
																FUNC	0		
																ECON	0		
																DEPR	30 % GD 70		
																RCNLD	\$106,800		