

Key: 10236

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.471

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| VALLANCE ANTHONY & MARY TRS VALLANCE FAMILY TRUST PO BOX 1040 POCASSET, MA 02559 | | | | 47.1-93-0 | | | | 119 ELGIN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| VALLANCE ANTHONY & MARY T | | | | 03/07/2022 | F | 10 | 34953-103 | | | | |
| VALLANCE ANTHONY G & | | | | 01/20/1981 | QS | | 3228-3 | | | | |

| 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 | % |
| 16631 | 07/27/2016 | 14 | SOLAR | 23,400 | 08/30/2016 | | 100 | 100 |
| 16534 | 06/22/2016 | 3 | ALT/RENO | 10,000 | 08/23/2016 | | 100 | 100 |
| 03059 | 02/05/2003 | 2 | ADDITIONS | 55,000 | 09/10/2004 | JS | 100 | 100 |
| 990556 | 09/20/1999 | 4 | DETACH.STRUC | 3,000 | 11/02/1999 | MS | 100 | 100 |
| 980142 | 03/31/1998 | 2 | ADDITIONS | 15,000 | 03/10/1999 | JS | 100 | 100 |

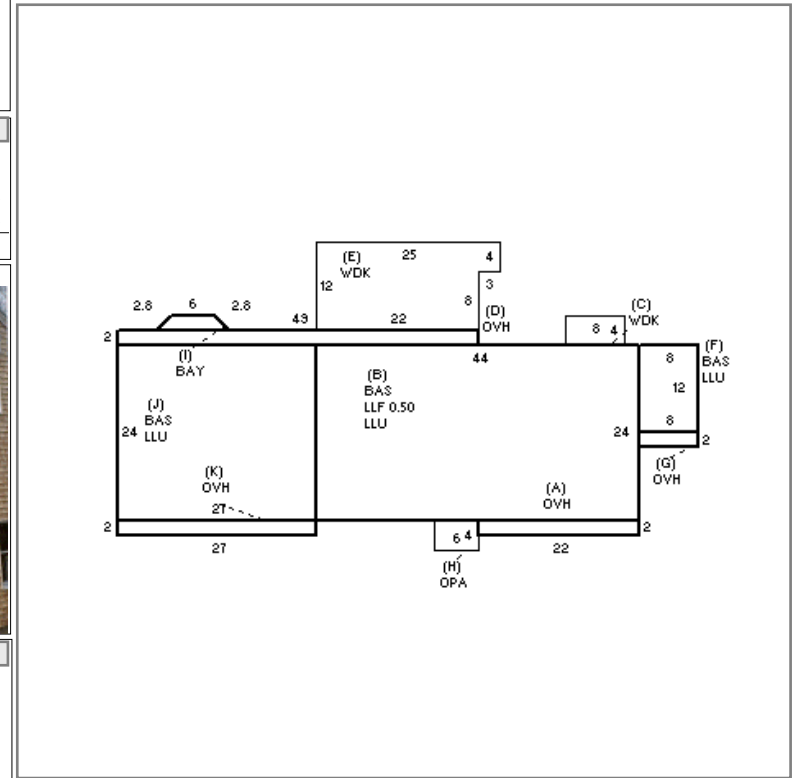
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|----------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 17,600 | 14 | 1.00 | DCK 1.00 | 100 | 1.00 | 518,540 | 1.90 | A | 1.00 | BA- 2.20 | 398,740 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 17,598 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | CATAUMET | NOTE | LAND | 398,700 | 288,700 | | | |
| Infl1 | DOCK | | BUILDING | 414,400 | 371,500 | | | |
| N_Index | AVG | | DETACHED | 3,300 | 3,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 816,400 | 663,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | A | 1.00 | 10 0.90 | 12 X 20 | | 240 | 15.23 | 3,300 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/10/2004 | JS |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/10/1999 | JS |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 9/15/2004 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1981 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 538,141 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,556 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | OVH | L | OVERHANG | 212 | 1981 | 203.46 | 43,135 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$211 | OVERALL | 1.070 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | LLU | N | LOWER LEVEL UNF | 1,800 | | 34.40 | 61,927 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | LLF | L | LOWER LEVEL FIN | 528 | 1981 | 69.33 | 36,604 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 1,800 | 1981 | 198.99 | 358,181 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | WDK | N | WOOD DECK | 308 | | 24.00 | 7,392 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | H | OPA | N | OPEN PORCH | 24 | | 106.83 | 2,564 | HEAT | A |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | I | BAY | L | BAYWINDOW | 16 | 1981 | 203.49 | 3,256 | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 8,008.30 | 8,008 | | |
| | | | | USE | 0 | | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,896.90 | 9,897 | | |
| | | | | | | | | | FIX | O | XTRA FIXTURES | 3 | | 2,392.67 | 7,178 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1996 / 26 |
| | | | | | | | | | | | | | | | | COND | 23 23 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 23 % GD 77 |
| | | | | | | | | | | | | | | | | RCNLD | \$414,400 |