Key: 10305

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,542

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VALLANCE DAVID A ETUX CYNTHIA L VALLANCE 18 BAY ST UNIT 3 CAMBRIDGE, MA 02139	47.2-35-0	52 ELGIN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VALLANCE DAVID A ETUX	08/24/2015	QS	685,000	29091-192
SHOR ANDREW TRS	08/24/2015	N		29091-188-90
SHOR VIVIAN Z TR	03/31/1998	A	315,000	11324-203

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	%
EXB-23-735	11/01/2023	14	SOLAR	21,900			100	100
EXB-23-671	10/12/2023	3	ALT/RENO	14,000			0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,100	14 1.00	100 1.00	100 1.00	942,800	1.42	A 1.00	BGD 4.00			772,020

TOTAL	25,091 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

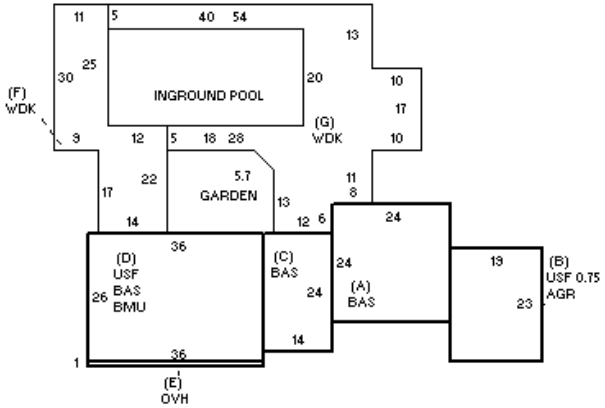
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	772,000	478,300
BUILDING	502,400	444,600
DETACHED	12,300	12,100
OTHER	0	0
TOTAL	**1,286,700**	**935,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G 1.20	50 0.50	20 X 40		800	30.87	12,300

PHOTO 04/10/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/10/2003	TL
LIST	4/10/2003	TL
REVIEW	4/10/2003	TL

YEAR BLT	1970	SIZE ADJ	0.995
NET AREA	3,148	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	14	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,848	1970	197.99	365,894
B	AGR	N	ATT GARAGE	437		69.09	30,193
B	USF	L	UPPER STORY FIN	328	1970	116.23	38,122
D	BMU	N	BSMT UNFINISHED	936		40.76	38,154
D	USF	L	UPPER STORY FIN	936	1970	116.22	108,786
E	OVH	L	OVERHANG	36	1970	202.46	7,289
+	WDK	N	WOOD DECK	1,858		23.88	44,365
	F21	O	FPL 2S 1OP	1		9,847.40	9,847
	FIX	O	XTRA FIXTURES	4		2,380.53	9,522
	MST	O	MAS/METAL STACK	2		4,461.45	8,923

TOTAL RCN	661,095

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			$502,400