

Key: 10513

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.755

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
ALDEN JOHN M P O BOX 486 CATAUMET, MA 02534-0486		48.0-81-0	45 VALLEY FARM RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ALDEN JOHN M			XX		2309-242	

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 %

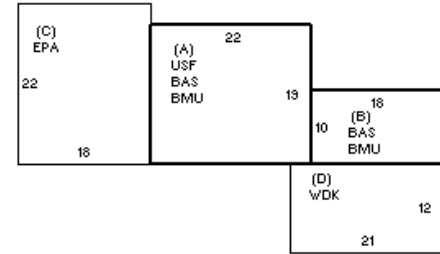
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,000	14	1.00	100	1.00	100	1.00	235,700	3.13	A	1.00	R04	1.00		169,320

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	169,300	149,900			
Infl1	AVG		BUILDING	152,200	134,600			
N_Index	AVG		DETACHED	20,600	19,500			
			OTHER	0	0			
			TOTAL	342,100	304,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	A	1.00	A 0.75 14 X 24		336	21.28	5,400
SHF	A	1.00	50 0.50 12X20		240	15.23	1,800
SHF	F	0.70	75 0.25 18X26		468	9.83	1,200
LBN	A	1.00	50 0.50 60X30		1,800	13.50	12,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/2/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/5/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	262,347	
NET AREA	1,016	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	598		48.59	29,058	CONDITION ELEM	CD	
\$NLA(RCN)	\$258	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	598	1950	229.21	137,069	EXTERIOR	P	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	418	1950	116.15	48,551	INTERIOR	F
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	396		68.86	27,268	KITCHEN	F		
ROOMS	2	1.00	FLOOR COVER	35	WW-VINYL	1.00	D	WDK	N	WOOD DECK	252		27.34	6,890	BATHS	F		
BEDROOMS	1	1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,298.80	9,299	HEAT	O		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02		MST	O	MAS/METAL STACK	1		4,212.90	4,213	ELECT	O		
FIXTURES	5	1.00	FUEL SOURCE	1	OIL	1.00												
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1977 / 45	
																COND	42 42 %	
																FUNC	0	
																ECON	0	
																DEPR	42 % GD 58	
																RCNLD	\$152,200	