

Key: 3181

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.221

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
TITCOMB DIANE W PO BOX 306 SAGAMORE, MA 02561								17.2-13-0				77 ADAMS ST			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
TITCOMB DIANE W								07/08/2021	QS	336,000		34279-203			
VALENTINI BRETT A & DANA								03/28/2018	F	10		31163-163			
VALENTINI BRETT								02/17/2006	F	100		20746-318			

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 %

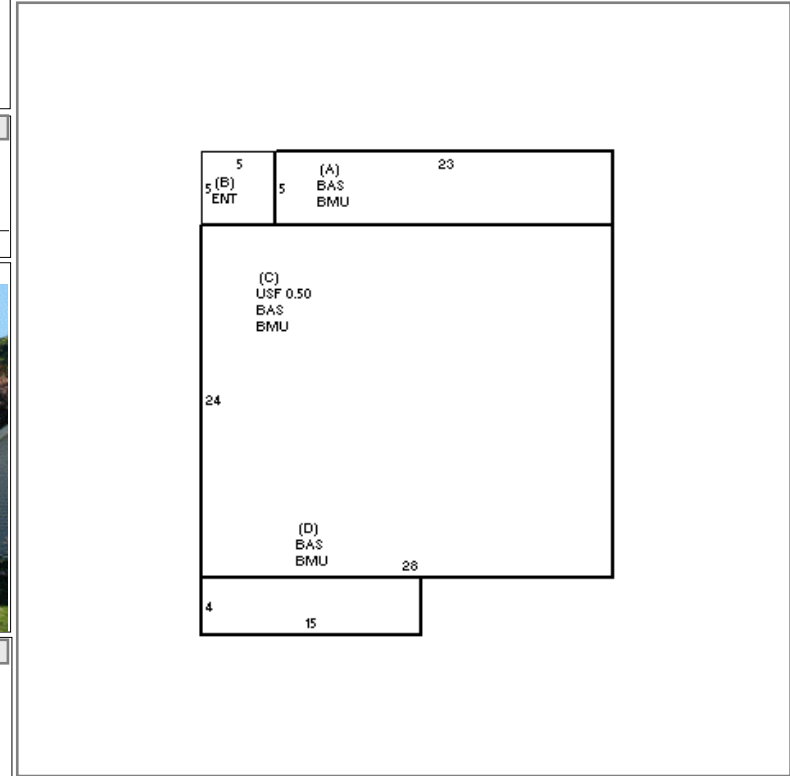
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	2	1.00	100	212,130	2.25	A	1.00	R04	0.90	158,740

TOTAL	14,505 SF		ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG		NOTE			LAND	158,700	140,500	
Infl1	AVG			LAND BUILDING	200,700	177,600			
N_Index	AVG			DETACHED	18,700	17,800			
				OTHER	0	0			
				TOTAL	378,100	335,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 26 X 28		728	34.27	18,700
SHF	A	1.00	A 0.75 6X8			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/1/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/7/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,183	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	847		40.34	34,171
\$NLA(RCN)	\$223	OVERALL	1.090	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	847	1940	219.39	185,827
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	25		126.34	3,159
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	336	1940	121.73	40,903
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	264,059	
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	\$200,700	