Key: 3268

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,308

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VALENTINE RITA **PO BOX 607** **SAGAMORE, MA 02561-0607**	**18.1-20-0**	**20 HILLTOP DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VALENTINE RITA	06/17/2009	N		23811-303/4
VALENTINE LAWRENCE B &	09/20/1990	XX		7297-209

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	%
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,720	2 1.00	100 1.00	100 1.00	212,130	1.08	A 1.00	R04 0.90			188,700

TOTAL	35,719 SF	ZONING	1	FRNT	321

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

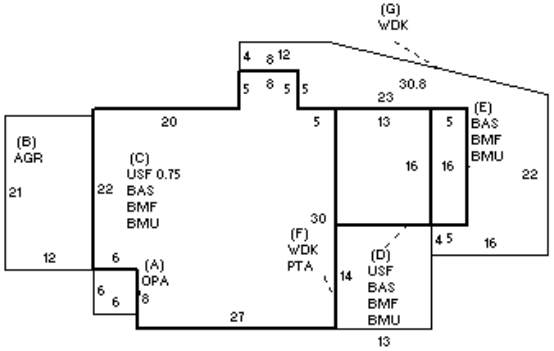
NOTE: Nice distant view of the bay

ASSESSED	CURRENT	PREVIOUS
LAND	188,700	167,000
BUILDING	467,700	413,800
DETACHED	0	0
OTHER	0	0
TOTAL	**656,400**	**580,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/18/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2021	RP
LIST	6/28/2021	EST
REVIEW	6/28/2021	RP

YEAR BLT	1984	SIZE ADJ	1.005
NET AREA	2,215	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	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	10	VERT BOARD	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	36		100.88	3,632
B	AGR	N	ATT GARAGE	252		86.42	21,778
+	BMU	N	BSMT UNFINISHED	1,270		39.55	50,235
C	BMF	N	BSMT FINISH	982		42.97	42,201
+	BAS	L	BASE AREA	1,270	1984	232.75	295,595
+	USF	L	UPPER STORY FIN	945	1984	133.29	125,957
D	BMF	N	BSMT FINISH	208		72.35	15,049
E	BMF	N	BSMT FINISH	80		72.34	5,787
F	PTA	N	PATIO	182		17.47	3,180
+	WDK	N	WOOD DECK	655		26.45	17,323
	F21	O	FPL 2S 1OP	1		10,907.00	10,907
	FIX	O	XTRA FIXTURES	3		2,636.87	7,911

TOTAL RCN 599,553

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $467,700