

Key: 3706

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.758


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION															
VALCHUIS ROBERT F JR 10 SYCAMORE AVE BROCKTON, MA 02301				19.4-92-0				21 QUEENS BAY LN															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
VALCHUIS ROBERT F JR				06/10/2021	QS	450,000	34196-247																
CAMPBELL THERESA M				05/11/2018	QS	335,000	31260-32																
TWENTY TWELVE LLC				09/18/2017	L	169,000	30771-41																
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	12,000 4	1.00	100	1.00	100	1.00	235,700	2.66	A	1.00	R03	1.00										172,460

LAND

TOTAL	11,979 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	172,500	152,600
Infl1	AVG		BUILDING	297,400	263,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	469,900	415,700

DETACHED

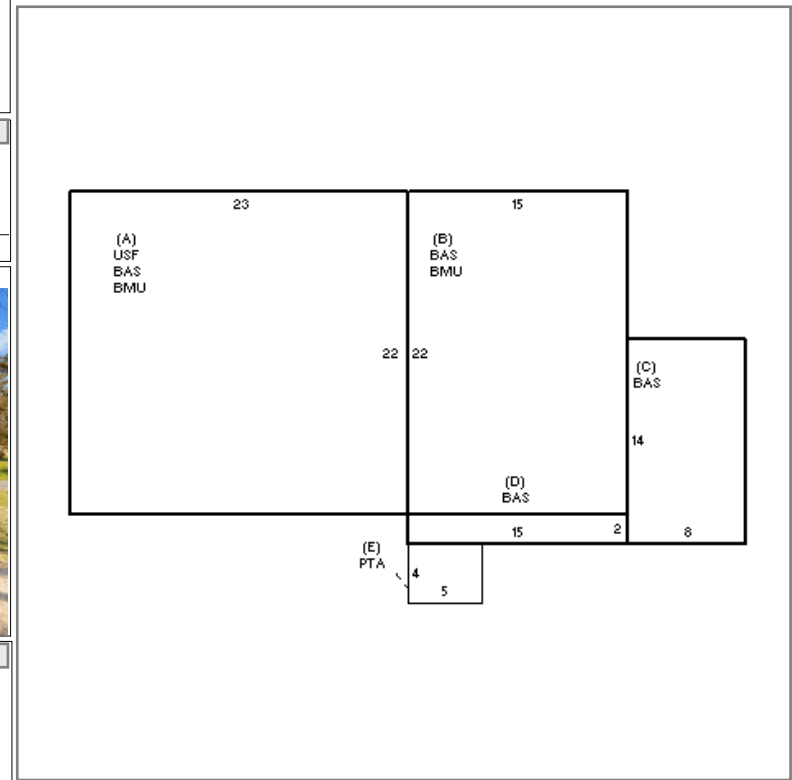
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/02/2021
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/13/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/4/2022	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303,419
NET AREA	1,484	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	836		38.86	32,489		
\$NLA(RCN)	\$204	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	506	1957	117.27	59,338		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	978	1957	211.34	206,694		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	PTA	N	PATIO	20		17.96	359		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		2,269.50	4,539		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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-22-804	11/30/2022	15	INSULATE/WEA	4,808			100	100
EXB-22-350	06/06/2022	3	ALT/RENO	2,400			100	100
		3	ALT/RENO		09/13/2019		100	100
17879	10/25/2017	3	ALT/RENO	15,000	08/16/2018		100	100



BLDG COMMENTS

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$297,400
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