

Key: 5840

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.998

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CURRENT OWNER				PARCEL ID				LOCATION			
CRETE VALMORE & NORMA C/O FRAWLEY JOHN 106A WATERHOUSE RD BOURNE, MA 02532				27.0-90-30				106-A WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRAWLEY JOHN				09/21/2023	QS	480,000	(233989)				
CRETE VALMORE				05/15/2023	F	1	(215045)				
CRETE VALMORE & NORMA				12/27/2017	F	10	(215045)				

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-22-12	01/06/2022	3	ALT/RENO	8,312			100	100
18117	02/14/0183	3	ALT/RENO	11,746			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,591	6	1.00	100	1.00	100	1.00	212,130	3.25	A	1.00	R04	0.90			151,810

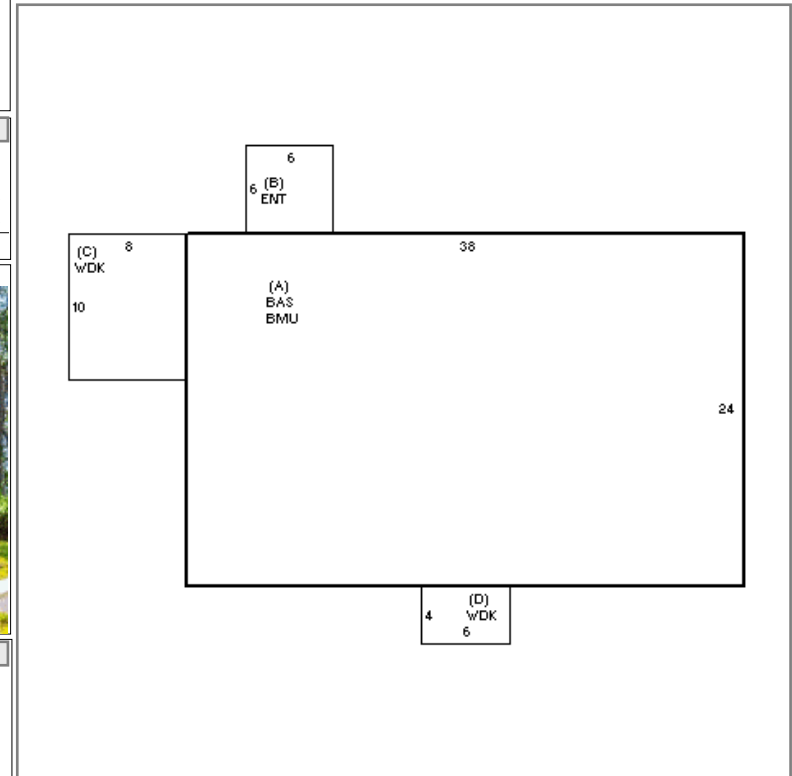
TOTAL	9,583 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	LAND	151,800	149,300		
Infl1	AVG		BUILDING	246,800	213,900		
N_Index	AVG		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	398,600	363,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	

PHOTO 08/16/2023



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2017	BC
MODEL	1		RESIDENTIAL	LIST	1/10/2017	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	8/16/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$311	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		37.94	34,600
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	912	1993	206.32	188,161
ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	36		87.94	3,166
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	104		41.12	4,276
FLOOR COVER	1	HARDWOOD	1.02	BGF	N	BSMT GOOD FINIS		912		46.43	42,343
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES		5		2,215.64	11,078
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	283,623
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$246,800