

Key: 6254

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.410

LEGALS

LAND

DETACHED

BUILDING

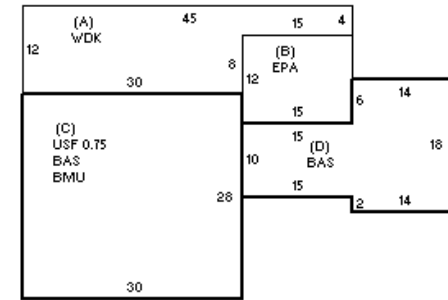
CURRENT OWNER				PARCEL ID				LOCATION			
VALENTINO JOHN ETUX ROSEMARIE VALENTINO 30 CARPENTER RD WALPOLE, MA 02081				30.2-149-0				4 BROOKS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VALENTINO JOHN ETUX MARZELLI JAMES &				01/06/2017	QS XX	375,000	(211794) 3755-0284				

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	%
B-21-255	07/28/2021	2	ADDITIONS	51,825	10/31/2022	SL	100	100
B-20-67	05/04/2020	3	ALT/RENO	16,703	10/31/2022	SL	100	100
960325	07/19/1996	8	POOL	1,500	04/24/1997	JS	100	100
940607	12/16/1994	4	DETACH.STRUC		07/31/1996	JS	100	100
940543	11/02/1994	4	DETACH.STRUC	10,000	07/31/1996	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,045 9	1.00	100	1.00	100	1.00	271,055	2.47	A	1.00	BAV 1.15	200,210

TOTAL	13,024 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE gfu=heated	LAND	200,200	177,200			
Infl1	AVG		BUILDING	383,100	332,300			
N_Index	AVG		DETACHED	22,000	31,400			
			OTHER	0	0			
		TOTAL		605,300	540,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	V	1.30 50	0.50 26X30		780	53.43	20,800
SHF	A	1.00 50	0.50 12X12		144	16.42	1,200



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/31/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/31/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425,622			
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	420		23.95	10,057	CONDITION ELEM	CD			
\$NLA(RCN)	\$227	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	180		82.73	14,892	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	840		40.88	34,340	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	630	1950	121.90	76,798	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	+ BAS	L	BASE AREA	1,242	1950	210.75	261,747	BATHS	G				
				INT. FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		8,989.00	8,989	HEAT	U				
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	6		2,387.57	14,325	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1		4,474.30	4,474						
				USE	0		1.00													
																		EFF.YR/AGE	2009 / 13	
																		COND	10 10 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	10 % GD	90
																		RCNLD	\$383,100	