

Key: 6937

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.101

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
QUEBEC MICHAEL A & DEBORAH A CROTEAU 107 VALLEY BARS RD BOURNE, MA 02532				31.4-9-9				107 VALLEY BARS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUEBEC MICHAEL A & ZUERN LINDA M ESTATE OF				12/08/2022	H	460,000	35529-266				
				11/01/2022	F	1	35458-243/45				
ZUERN LINDA M				03/14/2005	F	345,000	19612-312				

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	%
14100	02/24/2014	15	INSULATE/WEA	2,806	07/01/2014		100	100
06700	11/01/2006	3	ALT/RENO	10,000	09/06/2007	JB	100	100
970002	01/02/1997	1	NEW CONSTRUC	60,000	09/24/1999	MWS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00 R06 1.10
300	A	0.033	9	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00 R06 1.10
TOTAL												
41,426 SF		ZONING 1		FRNT 0		ASSESSED		CURRENT		PREVIOUS		
Nbhd	MO BCH	N O T E		VIEW OF CLAY POND=R06		LAND		238,600		211,200		
Infl1	AVG					BUILDING		291,100		260,800		
N_Index	AVG					DETACHED		0		0		
						OTHER		0		0		
						TOTAL		529,700		472,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(B) wDK 38

8

(A) USF 0.75 BAS BMU

26

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	TL
MODEL	1		RESIDENTIAL	LIST	11/13/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/24/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,729	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	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	988		39.41	38,934
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	988	1997	214.31	211,736
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	741	1997	117.51	87,073
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	304		23.08	7,017
FLOOR COVER	35	W/W-VINYL	1.00		BMG	O	BSMT GARAGE	1		7,703.20	7,703
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,301.53	6,905
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	359,368
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2000 / 22	
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$291,100