

Key: 6938

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.102

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BENEDICT TODD R & KARIN H BENEDICT 109 VALLEY BARS RD BOURNE, MA 02532				31.4-9-10				109 VALLEY BARS RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BENEDICT TODD R & ALLEN SANDRA T GAULEY MELVIN				09/16/2005	QS	385,000	20265-284	
						07/28/1999	QS	43,500	12437-158			
						02/23/1999	R	35,000	12079-309			

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	%
18268	04/11/2018	15	INSULATE/WEA	1,967			100	100
990474	08/04/1999	1	NEW CONSTRUC	80,000	11/04/1999	MS	100	100
990033A	01/25/1999	1	NEW CONSTRUC	90,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	38,963	9	1.00	100	1.00	100	1.00	259,270	1.02	A	1.00	R06	1.10				236,250

TOTAL	38,943 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE R06=Clay Pond view	LAND	236,300	209,100			
Infl1	AVG		BUILDING	308,000	275,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	544,300	484,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2000	TL
MODEL	1		RESIDENTIAL	LIST	11/17/2000	EB
STYLE	4	1.05	CAPE [100%]	REVIEW	8/11/2000	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.110
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		0	1.00
% BSMT FINISH		0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		42.92	40,178
A	BAS	L	BASE AREA	936	1999	233.44	218,495
A	USF	L	UPPER STORY FIN	702	1999	128.00	89,853
+	WDK	N	WOOD DECK	141		46.52	6,559
D	PTA	N	PATIO	156		16.61	2,591
	F21	O	FPL 2S 10P	1		10,369.60	10,370
	FIX	O	XTRA FIXTURES	3		2,506.93	7,521

TOTAL RCN	375,567
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$308,000

