Key: 6942

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,106

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SEARS STEPHEN A & MARIA G CRUZ TRS STEPHEN A SEARS LIV TRUST 260 NORTH MOUNTAIN RD DALTON, MA 01226	31.4-9-14	125 VALLEY BARS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SEARS STEPHEN A & MARIA G	02/17/2021	F	1	33801-6
SEARS STEPHEN A & MARIA C	03/18/2019	F	1	31894-277
SEARS STEPHEN A	11/20/2008	F		23276-342

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	%
E-21-600	09/28/2021	3	ALT/RENO	6,500	05/09/2022	TL	100	100
		3	ALT/RENO		06/07/2021	RP	100	100
H335	05/13/2020	3	ALT/RENO		04/05/2021		100	100
20018	01/07/2020	2	ADDITIONS	94,000	04/05/2021		100	100
09343	07/27/2009	3	ALT/RENO	5,000	08/21/2009		100	100

LAND

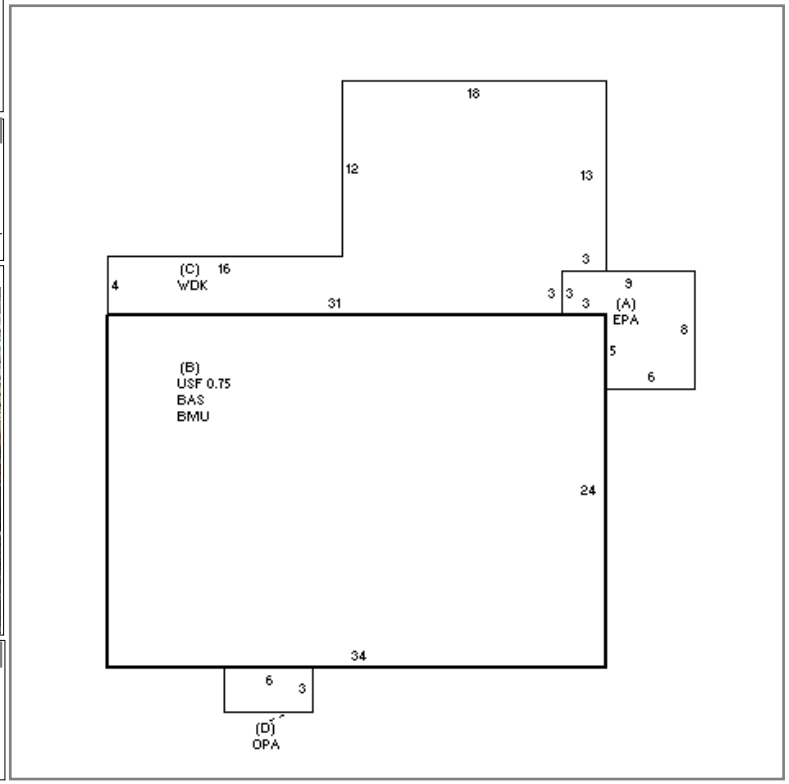
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00	R06	1.10			238,030
300	A	0.152	9	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R06	1.10			2,730

TOTAL	1.070 Acres	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE: Clay Pond view=R06; Also owns 0 Valley Bars Rd pcl 9.15

ASSESSED	CURRENT	PREVIOUS
LAND	240,800	213,100
BUILDING	284,900	252,100
DETACHED	0	0
OTHER	0	0
TOTAL	**525,700**	**465,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OSH	+ 1.10	30 0.70	8 X 12			0.00	

PHOTO 10/24/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/12/2019	TL
LIST	4/6/2021	EST
REVIEW	6/7/2021	RP

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$227	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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	EPA	N	ENCLOSED PORCH	57		114.23	6,511
B	BMU	N	BSMT UNFINISHED	816		41.08	33,524
B	BAS	L	BASE AREA	816	1986	223.42	182,310
B	USF	L	UPPER STORY FIN	612	1986	122.50	74,973
C	WDK	N	WOOD DECK	343		24.06	8,254
D	OPA	N	OPEN PORCH	18		107.09	1,928
	BMF	N	BSMT FINISH			0.00	
	F11	O	FPL 1S 1OP	1		9,033.50	9,034
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	323,731

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$284,900