Key: 7002

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,146

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATTS CHANDLER C/O WATTS CHANDLER & 116 VALLEY BARS RD BOURNE, MA 02532	31.4-47-0	116 VALLEY BARS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATTS CHANDLER &	01/09/2023	F	1	35583-245
WATTS CHANDLER	04/06/2022	U	210,000	35030-60
MILEIKIS NANCY	03/16/2022	F	10	34979-177

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	%

LAND

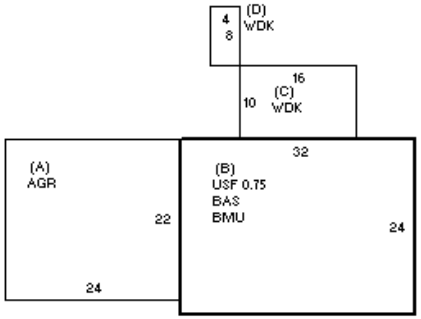
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,851	9 1.00	100 1.00	100 1.00	235,700	1.65	A 1.00	R04 1.00			186,340

TOTAL	20,865 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	186,300	164,900
BUILDING	268,300	237,400
DETACHED	600	600
OTHER	0	0
TOTAL	**455,200**	**402,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6X8		48	17.61	600

PHOTO 08/27/2008

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	8/27/2008	JH
LIST	9/3/2008	EST
REVIEW	9/3/2008	KEO

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$256	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	528		69.63	36,766
B	BMU	N	BSMT UNFINISHED	768		51.86	39,829
B	BAS	L	BASE AREA	768	1985	232.40	178,482
B	USF	L	UPPER STORY FIN	576	1985	123.97	71,406
+	WDK	N	WOOD DECK	192		39.41	7,567
	F21	O	FPL 2S 1OP	1		9,924.70	9,925

TOTAL RCN	343,974

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$268,300