

Key: 7003

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.147

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CURRENT OWNER		PARCEL ID	LOCATION			
SILVA CYNTHIA S TRS 118 VALLEY BARS ROAD REALTY TRUST 118 VALLEY BARS RD BOURNE, MA 02532		31.4-48-0	118 VALLEY BARS RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SILVA CYNTHIA S TRS 118 V		01/25/2016	F	1 29410-203		
SILVA CYNTHIA S		11/30/2006	QS	325,000 21566-75		
WALSH JOSEPH L &		07/29/1988	QS	165,000 6373-2		

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 %

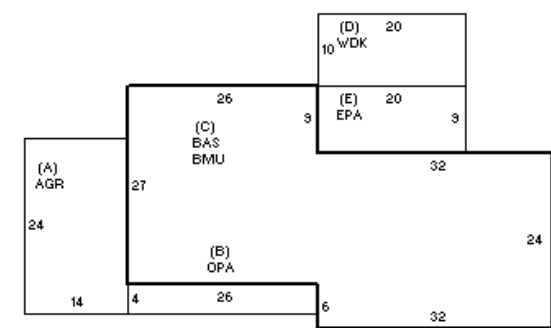
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,880 9	1.00	100	1.00	100	1.00					186,380

TOTAL	20,865 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	186,400	165,000
Infl1	AVG		BUILDING	297,700	263,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	484,100	428,400

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	8/27/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/27/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	9/3/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	381,624		
NET AREA	1,470	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	336		70.14	23,566	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	0.990	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	104		68.95	7,171	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,470		32.10	47,189	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	1,470	1985	184.34	270,986	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02	D	WDK	N	WOOD DECK	200		35.14	7,029	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCLOSED PORCH	180		74.15	13,347	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,056.90	8,057	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	2		2,139.85	4,280					
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$297,700