Key: 7520

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,676

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHAFFER JO-ANNE S &	35.1-121-0	96 VALLEY BARS RD
RAYMOND L SHAFFER		
12 WELLFIELD RD		
FORESTDALE, MA 02644-1601		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHAFFER JO-ANNE S &	05/01/1990	XX		7145-110

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

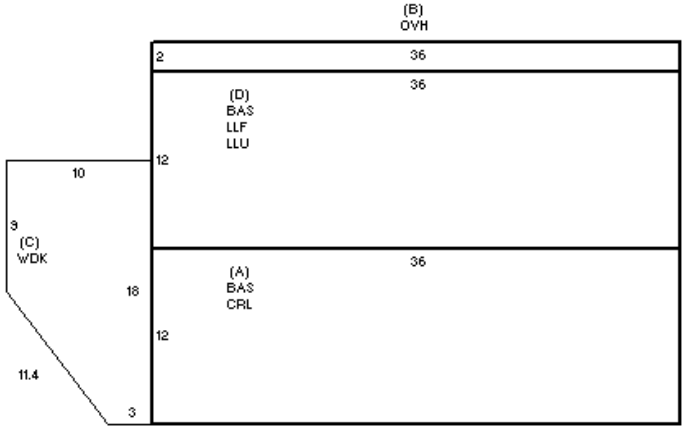
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11616	10/07/2011	3	ALT/RENO				100	100
11519	09/19/2011	15	INSULATE/WEA	3,790			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,020	9 1.00	100 1.00	100 1.00	235,700	2.47	A 1.00	R04 1.00			174,050

TOTAL	13,024 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	LEASED PROPERTY		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,100	154,000
BUILDING	187,100	165,600
DETACHED	0	0
OTHER	0	0
TOTAL	361,200	319,600



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/22/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/22/2008	JH
LIST	8/22/2008	JH
REVIEW	9/3/2008	KEO

YEAR BLT	1983	SIZE ADJ	1.015
NET AREA	1,368	DETAIL ADJ	1.000
$NLA(RCN)	$175	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	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	CRL	N	BSMT CRAWL	432		25.29	10,927
+	BAS	L	BASE AREA	864	1983	195.24	168,688
B	OVH	L	OVERHANG	72	1983	178.30	12,838
C	WDK	N	WOOD DECK	149		38.91	5,797
D	LLU	N	LOWER LEVEL UNF	432		35.70	15,421
D	LLF	L	LOWER LEVEL FIN	432	1983	60.75	26,244

TOTAL RCN 239,914

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 $187,100