

Key: 7522

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.678

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WELCH ELIZABETH A & JOSEPH R DONOVAN 92 VALLEY BARS ROAD BUZZARDS BAY, MA 02532-3886				35.1-142-0				92 VALLEY BARS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELCH ELIZABETH A & WELCH ELIZABETH A				05/25/1993	F	1	8591-174				
				01/01/1987	O	65,000	N/A-N/A				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
19733	08/07/2019	3	ALT/RENO	2,800	04/29/2021		100
181077	12/13/2018	15	INSULATE/WEA	1,292			100
15985	10/27/2015	3	ALT/RENO	3,000	05/22/2018		100
03215	04/23/2003	8	POOL	18,000	07/15/2004	JS	100

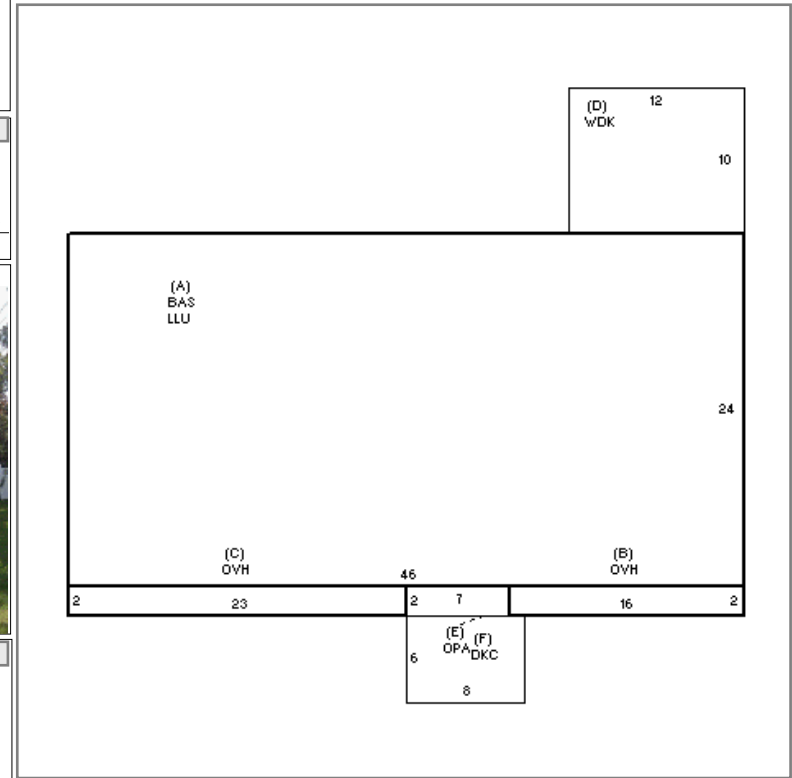
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,537	9	1.00	100	1.00	100	1.00	235,700	1.36	A	1.00	R04	1.00			195,270

TOTAL	26,528 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	195,300	172,800			
Infl1	AVG		BUILDING	310,700	275,000			
N_Index	AVG		DETACHED	18,300	17,400			
			OTHER	0	0			
			TOTAL	524,300	465,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	10 0.90	18 X 36	2003	648	31.31	18,300



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/29/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/29/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,918	DETAIL ADJ	1.000
\$NLA(RCN)	\$188	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	38	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,104		34.30	37,868
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,104	1987	205.52	226,892
ROOF SHAPE	1	GABLE	1.00	+	OVH	L	OVERHANG	78	1987	193.89	15,123
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	120		42.31	5,077
FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	14		101.79	1,425
INT. FINISH	2	DRYWALL	1.00	F	DKC	N	DECK-COMPOSITE	48		67.23	3,227
HEATING/COOLING	2	HOT WATER	1.02		LLF	L	LOWER LEVEL FIN	736	1987	66.06	48,621
FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		7,631.20	7,631
USE	0		1.00		F11	O	FPL 1S 1OP	1		8,584.10	8,584
					FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	361,289
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$310,700
-------	-----------