

Key: 7558

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.714

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOCKETT CHRISTOPHER L ETUX ELIZABETH M DOCKETT 102 VALLEY BARS RD BOURNE, MA 02532				35.2-2-0				102 VALLEY BARS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOCKETT CHRISTOPHER L ETU				04/17/2009	O	220,000	23621-278				
CAVERIO JUSTIN S				08/26/2002	QS	200,000	15512-133				
PRICE SANDRA JEAN				09/07/2001	F	100	14211-261				

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	%
14062	02/06/2014	3	ALT/RENO	750			100	100
10002	01/06/2010	7	SIGN	150			100	100
09235	06/04/2009	3	ALT/RENO	5,252	04/22/2010	TL	100	100
05154	03/14/2005	3	ALT/RENO	13,000	07/05/2007	TL	100	100

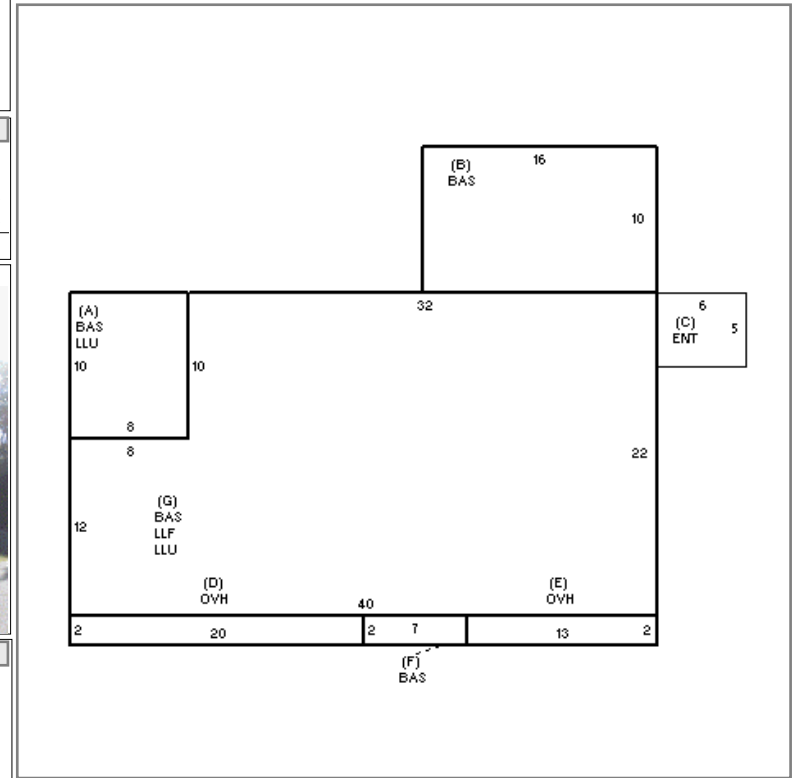
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,424	9	1.00	100	1.00	100	1.00	235,700	2.26	A	1.00	R04	1.00			176,260

TOTAL	14,418 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	176,300	156,000			
Infl1	AVG		BUILDING	265,900	235,400			
N_Index	AVG		DETACHED	1,300	1,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>443,500</b>	<b>392,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 9 X 12		108	16.42	1,300



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2021	RP
MODEL	1		RESIDENTIAL	LIST	7/7/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/7/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$169	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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
+	LLU	N	LOWER LEVEL UNF	880		34.30	30,185
+	BAS	L	BASE AREA	1,054	1983	205.52	216,617
C	ENT	N	ENCLOSED ENTRY	30		90.50	2,715
+	OVH	L	OVERHANG	66	1983	193.89	12,797
G	LLF	L	LOWER LEVEL FIN	800	1983	66.06	52,849
	FIX	O	XTRA FIXTURES	4		2,279.85	9,119

TOTAL RCN	324,282
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$265,900
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