Key: 7811

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,971

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOK THOMAS H & LINDA A COOK PO BOX 170 POCASSET, MA 02559-0170	38.0-29-0	14 VALLEY BARS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COOK THOMAS H &		XX		03314-0074

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	31,260	9 1.00	100 1.00	100 1.00	235,700	1.20	A 1.00	R04 1.00			202,670

TOTAL	31,276 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

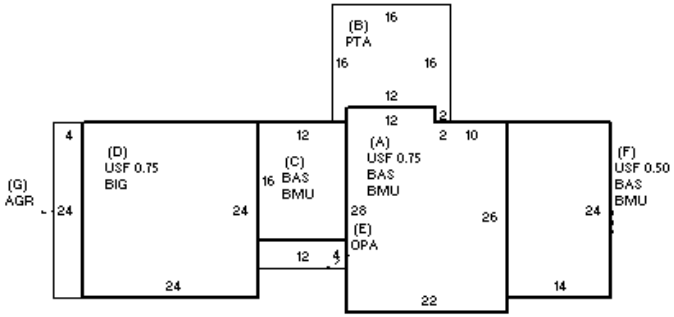
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	202,700	179,400
BUILDING	422,700	378,700
DETACHED	2,800	2,600
OTHER	0	0
TOTAL	**628,200**	**560,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	A 0.75	12X16		192	19.14	2,800

PHOTO 08/27/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/27/2008	JH
LIST	9/3/2008	RJM
REVIEW	9/7/2008	RJM

YEAR BLT	1983	SIZE ADJ	1.005
NET AREA	2,171	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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
+	BMU	N	BSMT UNFINISHED	1,124		42.71	48,009
+	BAS	L	BASE AREA	932	1983	224.85	209,565
+	USF	L	UPPER STORY FIN	615	1983	121.78	74,895
B	PTA	N	PATIO	232		15.93	3,696
C	BAS	L	BASE AREA	192	1983	224.85	43,172
D	BIG	N	BUILT-IN GARAGE	576		91.84	52,898
D	USF	L	UPPER STORY FIN	432	2003	121.78	52,609
E	OPA	N	OPEN PORCH	48		95.44	4,581
G	AGR	N	ATT GARAGE	96		100.41	9,639
	F21	O	FPL 2S 1OP	1		10,318.20	10,318
	FIX	O	XTRA FIXTURES	5		2,494.46	12,472

TOTAL RCN	521,853

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$422,700