Key: 9677

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,907

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RANDA BRYAN ETUX JESSICA L RANDA PO BOX 289 CATAUMET, MA 02543	44.0-24-0	43 VALLEY FARM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RANDA BRYAN ETUX	01/09/2012	QS	229,000	25989-317
CONCANNON ANNE S	03/17/1966	QS	2,150	1329-213

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	%
		3	ALT/RENO		11/09/2022	SL	100	100
B-21-138	08/30/2021	2	ADDITIONS	20,000	11/09/2022	SL	100	100
18410	05/15/2018	4	DETACH.STRUC	13,000	07/31/2019	RP	100	100
14256	04/18/2014	15	INSULATE/WEA	3,991	08/12/2014		100	100
13489	07/29/2013	4	DETACH.STRUC	6,000	02/03/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,000	14 1.00	100 1.00	100 1.00	235,700	1.13	A 1.00	R04 1.00			206,970

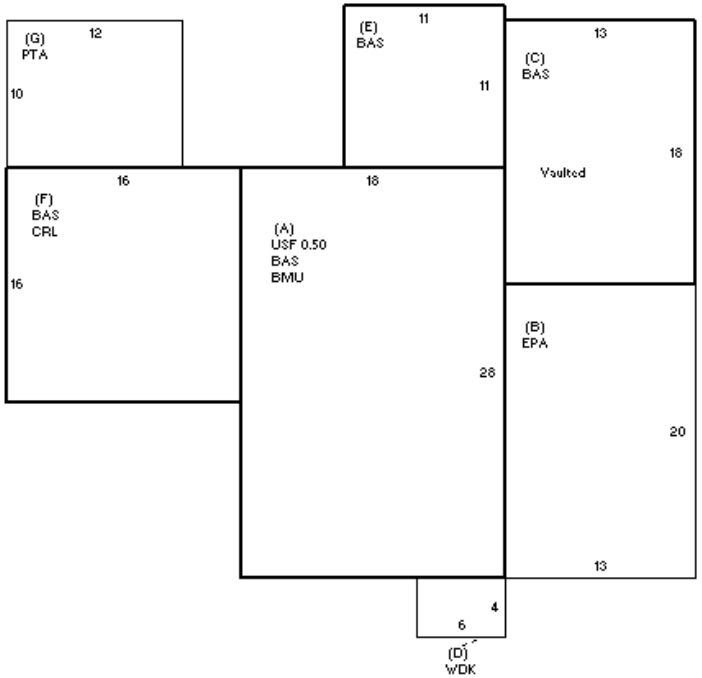
TOTAL	34,020 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	DIRT ROAD		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	207,000	183,200
BUILDING	304,400	252,200
DETACHED	35,900	36,400
OTHER	0	0
TOTAL	**547,300**	**471,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12			0.00	
BBN	A 1.00	10 0.90	42X28	2019	1,176	31.20	33,000
SHF	A 1.00	50 0.50	12X17	2013	204	15.23	1,600
WDK	A 1.00	50 0.50	8X18	2013	144	18.30	1,300

PHOTO 11/09/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/9/2022	SL
LIST	11/9/2022	EST
REVIEW	11/9/2022	SL

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,367	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	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	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	504		49.99	25,196
A	USF	L	UPPER STORY FIN	252	1920	119.50	30,114
B	EPA	N	ENCLOSED PORCH	260		70.85	18,421
C	BAS	L	BASE AREA	234	1920	208.48	48,785
D	WDK	N	WOOD DECK	24		76.75	1,842
+	BAS	L	BASE AREA	625	1920	208.49	130,303
F	CRL	N	BSMT CRAWL	256		37.21	9,525
F	BAS	L	BASE AREA	256	2021	208.48	53,372
G	PTA	N	PATIO	120		15.52	1,863
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	4		2,312.75	9,251

TOTAL RCN	338,239

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

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$304,400