

Key: 9678

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.908

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GREENE TIMOTHY J PO BOX 727 CATAUMET, MA 02534				44.0-25-0				44 VALLEY FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GREENE TIMOTHY J				12/03/2012	H	175,000	26907-262				
BUTLER PENNY C EXEC				10/10/2012	F		26749-243				
BUTLER PENNY C TR OF JOSE				10/25/2006	F	100	21465-153				

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	%
14721	08/29/2014	10	WOODSTOVE	2,500			100	100
990137A	03/30/1999	2	ADDITIONS	75,000	11/23/1999	MS	100	100

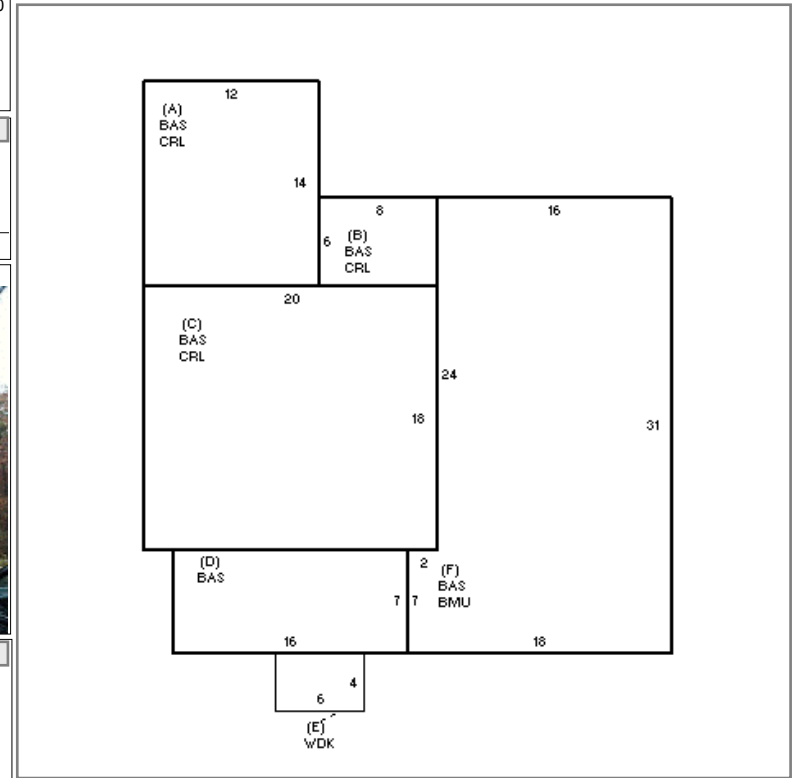
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	14	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00	216,390
300	A	0.108	14	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00	1,760

TOTAL	1.026 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET		NOTE COMBINED W PARCEL 52	LAND		218,200	193,100		
Infl1	AVG			BUILDING		242,700	214,800		
N_Index	AVG			DETACHED		0	0		
OTHER		0	0	TOTAL	460,900	407,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2000	TL
MODEL	1		RESIDENTIAL	LIST	11/2/2000	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	5/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1929	SIZE ADJ	1.015
NET AREA	1,198	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.040

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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
+	CRL	N	BSMT CRAWL	576		27.12	15,620
+	BAS	L	BASE AREA	1,198	1929	202.64	242,762
E	WDK	N	WOOD DECK	24		74.60	1,790
F	BMU	N	BSMT UNFINISHED	510		48.59	24,781
	BMG	O	BSMT GARAGE	1		7,524.30	7,524
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744
	MST	O	MAS/METAL STACK	1		4,212.90	4,213

TOTAL RCN	303.434
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$242,700