

Key: 9680

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.910

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
QUIRK CORINNE O ESTATE OF C/O ALLISON QUIRK BARRETT 4 BRIAR LANE MEDWAY, MA 02053-2032		44.0-27-0	56 VALLEY FARM RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
QUIRK CORINNE O ESTATE OF		03/12/1993	XX		8478-017

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 %
H587	06/18/2020	4	DETACH.STRUC				100 100
18829	09/26/2018	4	DETACH.STRUC	10,000	07/16/2020	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,800	14	1.00	100 1.00	235,700	1.54	A	1.00	R04	1.00	189,400

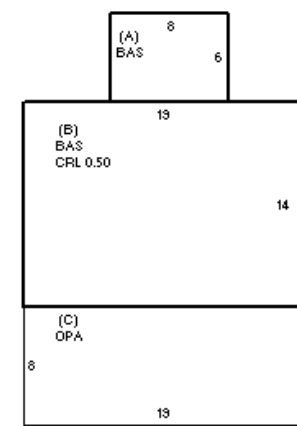
TOTAL	22,782 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE ALSO OWNS CONTIGUOUS PARCEL 28.01 WHICH IS UNBUILDABLE	LAND	189,400	167,600			
Infl1	AVG		BUILDING	28,100	24,900			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	0	0			
			TOTAL	220,300	195,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	12 X16	2019	192	15.95 2,800



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	314	DETAIL ADJ	1.000
\$NLA(RCN)	\$132	OVERALL	0.500
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	2	1.00	
BEDROOMS	0	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	314	1900	108.57	34,091
EXT COVER	1	WOOD SHINGLE	1.02	B	CRL	N	BSMT CRAWL	133		17.13	2,278
ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	152		32.68	4,968
ROOF COVER	1	ASPH/COMP SHIN	1.00								
FLOOR COVER	5	VINYL	1.00								
INT. FINISH	3	WOOD PANEL	0.98								
HEATING/COOLING	13	NONE	0.80								
FUEL SOURCE	8	NONE	1.00								
USE	0		1.00								

TOTAL RCN	41,337	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
KITCHEN	F	
BATHS	F	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$28,100	